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## Executive Summary Report

Appraisal Date 1/1/2005 - 2005 Assessment Roll

Area Name / Number: Des Moines / 26

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 763

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2004 Value	\$55,100	\$151,800	\$206,900	\$226,000	91.5%	11.31%
2005 Value	\$67,800	\$157,100	\$224,900	\$226,000	99.5%	7.39%
Change	+\$12,700	+\$5,300	+\$18,000		+8.0%	-3.92%
% Change	+23.0%	+3.5%	+8.7%		+8.7%	-34.66%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.92% and -34.66% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2004 Value	\$56,600	\$148,300	\$204,900
2005 Value	\$68,400	\$154,900	\$223,300
Percent Change	+20.8%	+4.5%	+9.0%

Number of improved Parcels in the Population: 5773

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2004 or 2005 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

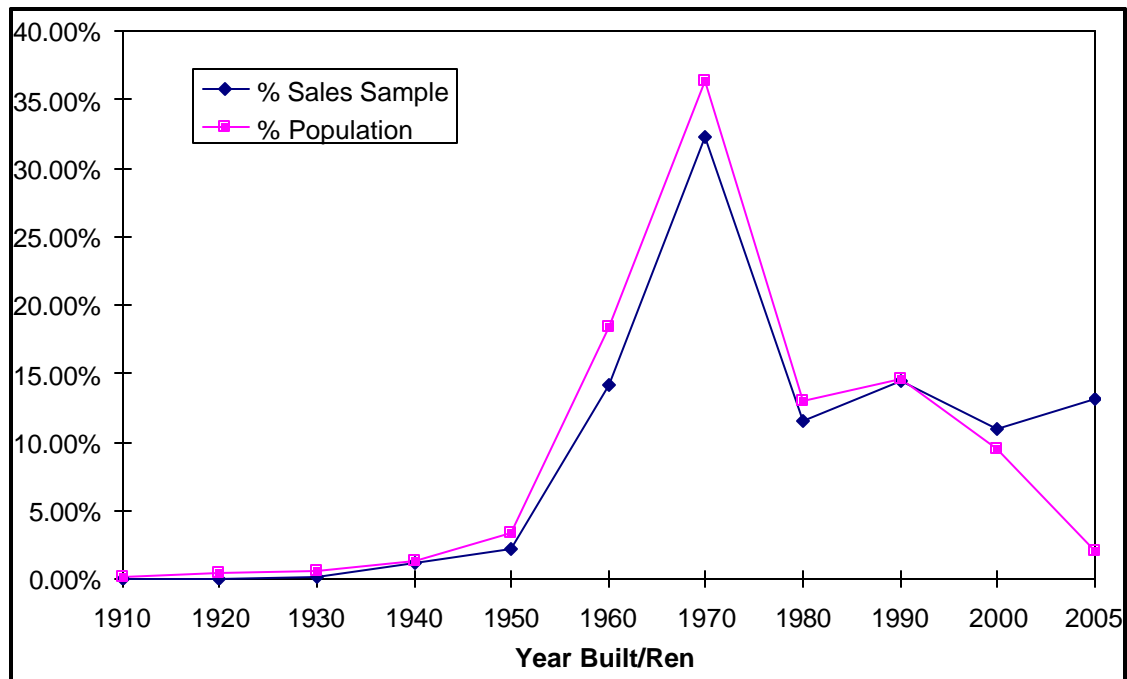
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2005 Assessment Roll.

### ***Sales Sample Representation of Population - Year Built or Year Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.13%
1940	9	1.18%
1950	17	2.23%
1960	108	14.15%
1970	246	32.24%
1980	88	11.53%
1990	110	14.42%
2000	84	11.01%
2005	100	13.11%
	763	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	8	0.14%
1920	25	0.43%
1930	33	0.57%
1940	76	1.32%
1950	199	3.45%
1960	1064	18.43%
1970	2100	36.38%
1980	750	12.99%
1990	848	14.69%
2000	552	9.56%
2005	118	2.04%
	5773	

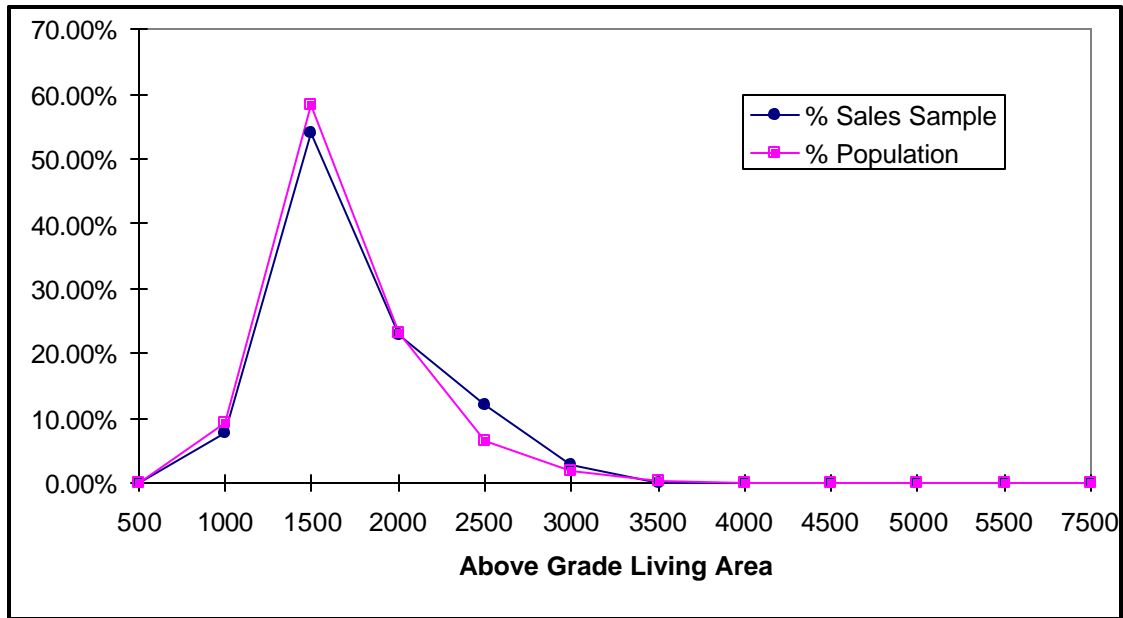


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	60	7.86%
1500	413	54.13%
2000	175	22.94%
2500	92	12.06%
3000	22	2.88%
3500	1	0.13%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	763	

<b>Population</b>		
AGLA	Frequency	% Population
500	3	0.05%
1000	543	9.41%
1500	3365	58.29%
2000	1342	23.25%
2500	381	6.60%
3000	114	1.97%
3500	18	0.31%
4000	5	0.09%
4500	1	0.02%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	5773	

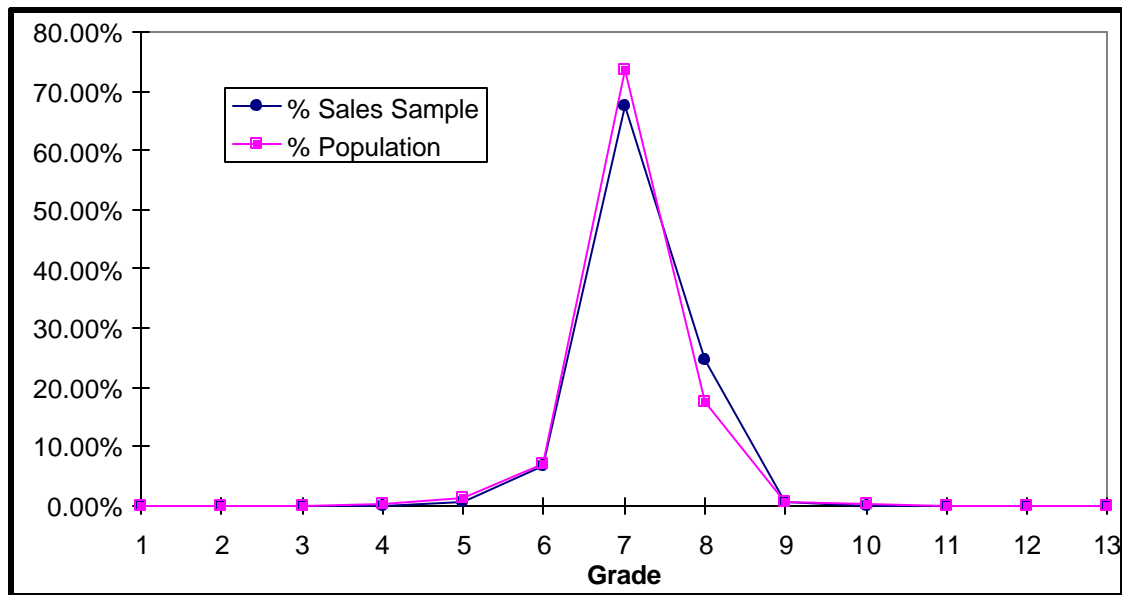


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

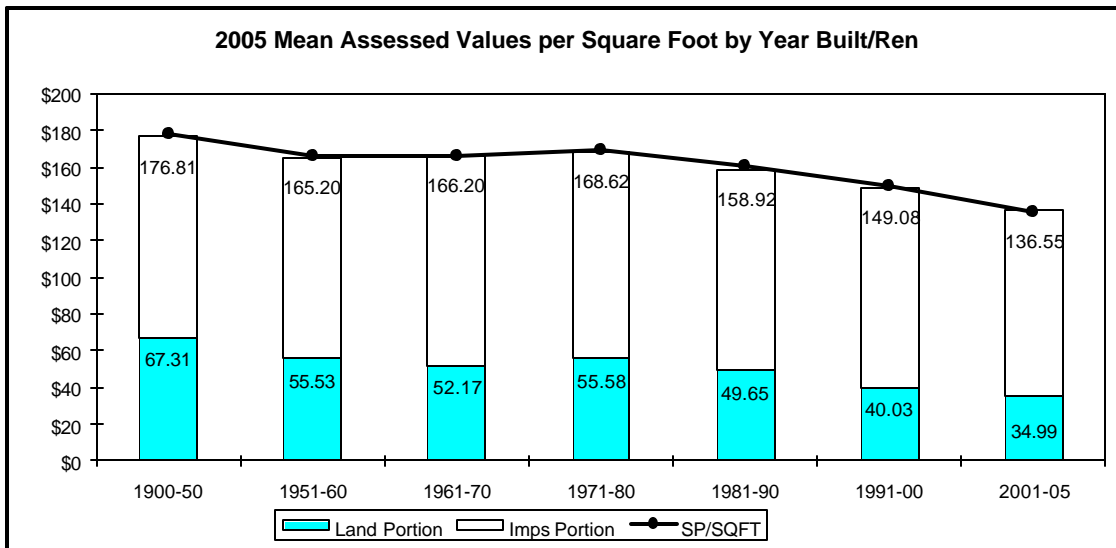
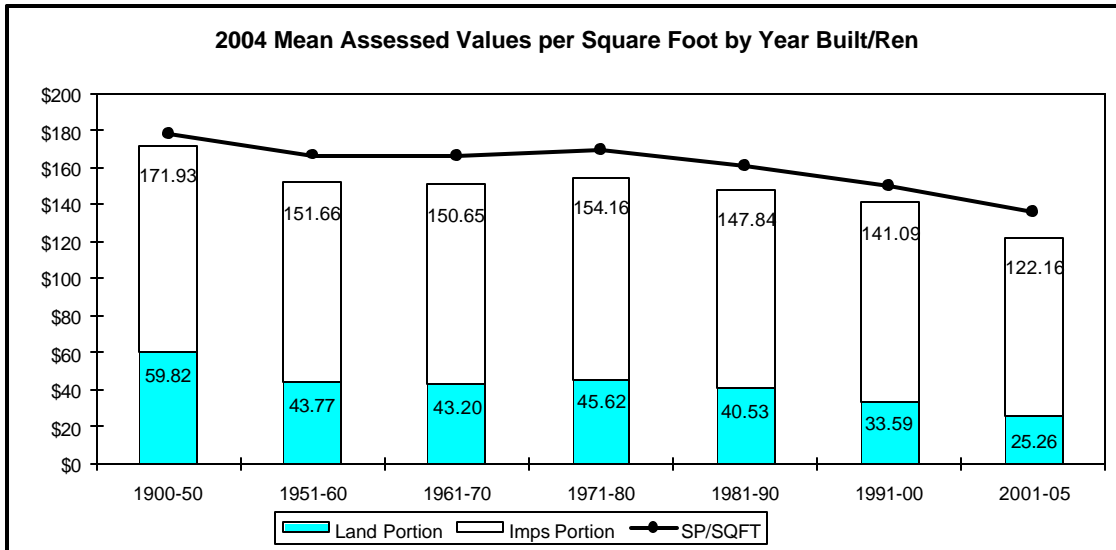
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.52%
6	52	6.82%
7	515	67.50%
8	188	24.64%
9	4	0.52%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
763		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	14	0.24%
5	69	1.20%
6	396	6.86%
7	4254	73.69%
8	1000	17.32%
9	29	0.50%
10	9	0.16%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5773		



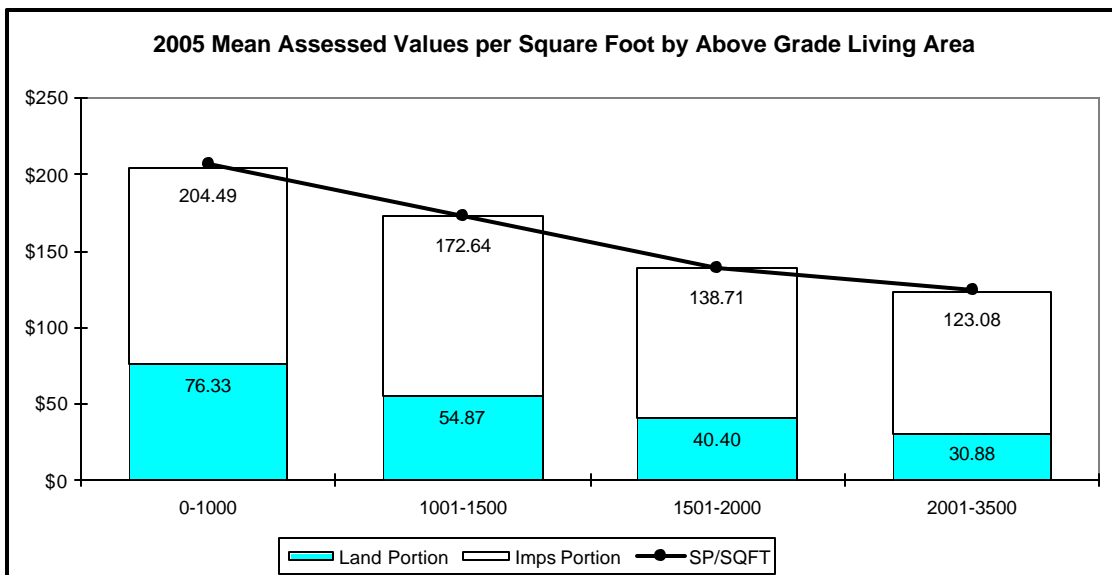
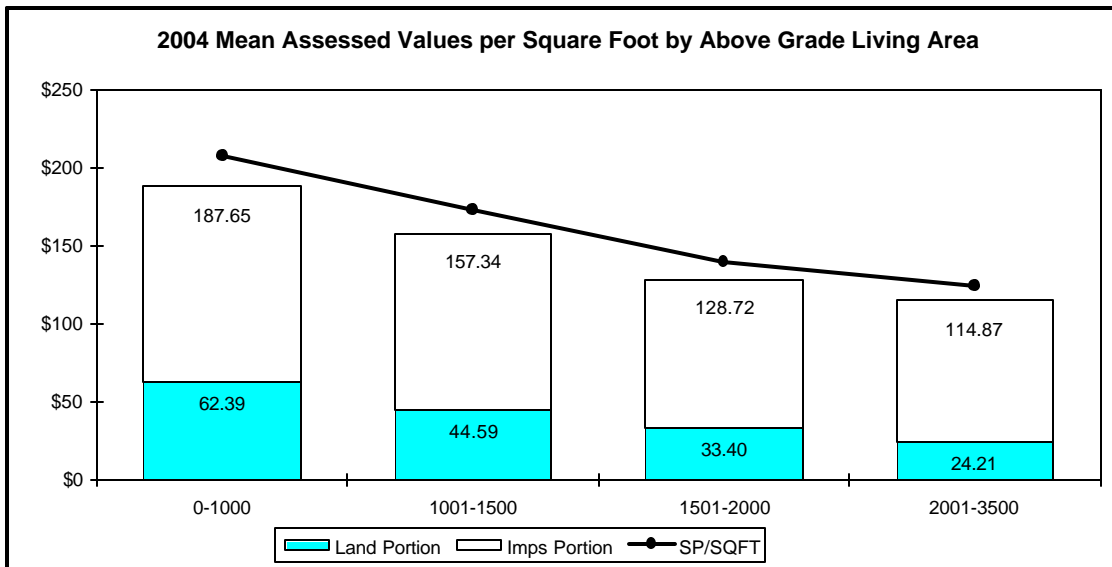
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2004 and 2005 Per Square Foot Values by Year Built or Year Renovated**



These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

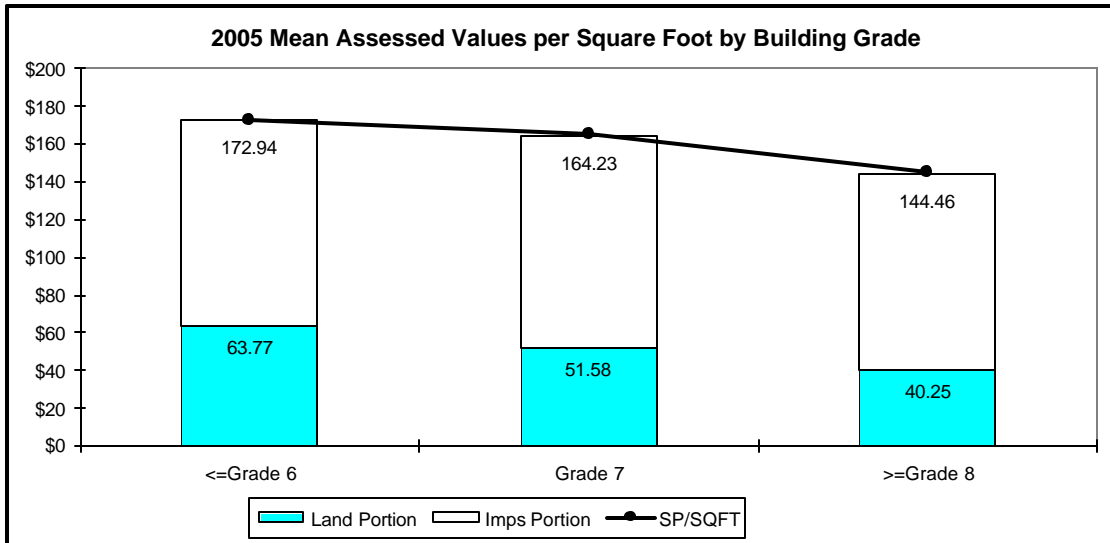
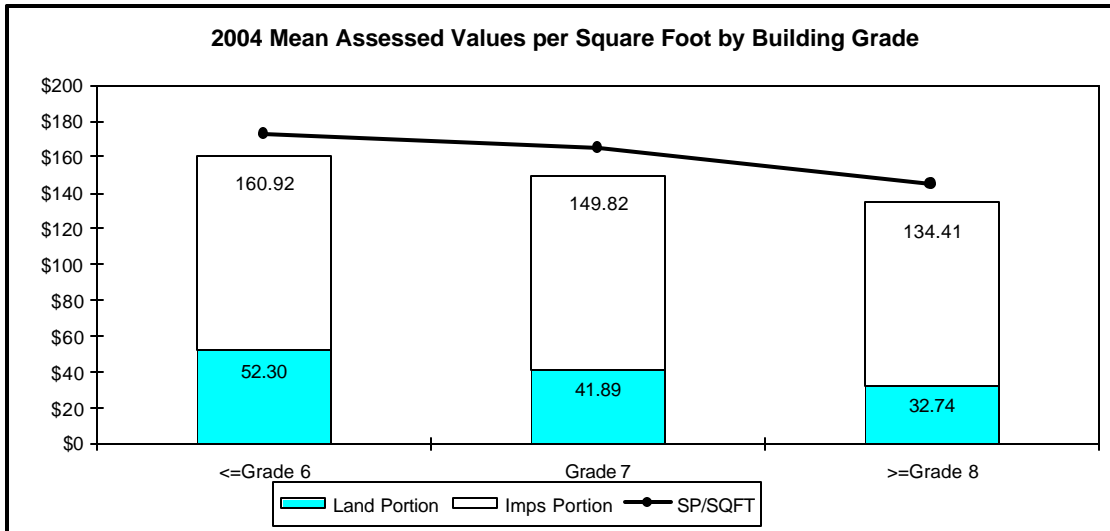
## ***Comparison of 2004 and 2005 Per Square Foot Values by Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

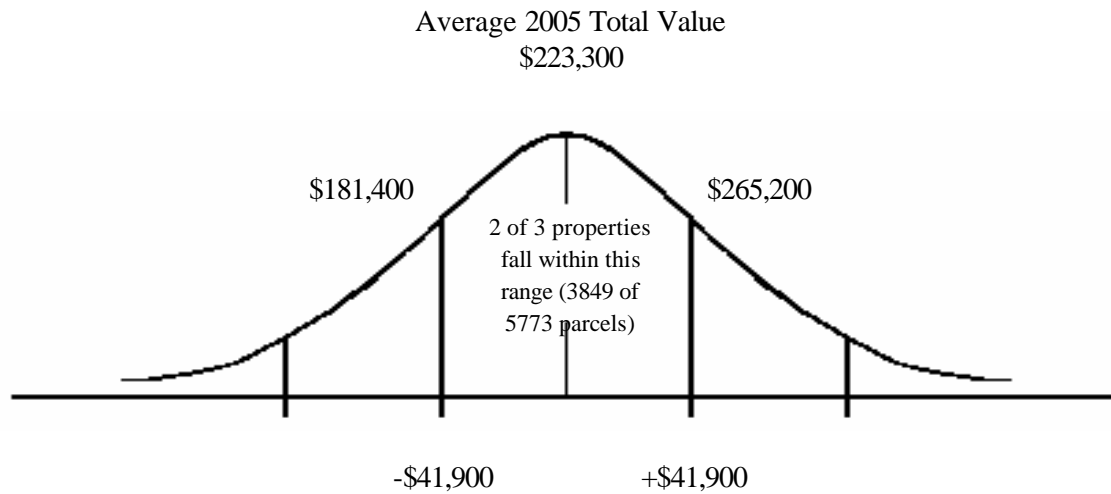


## Comparison of 2004 and 2005 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

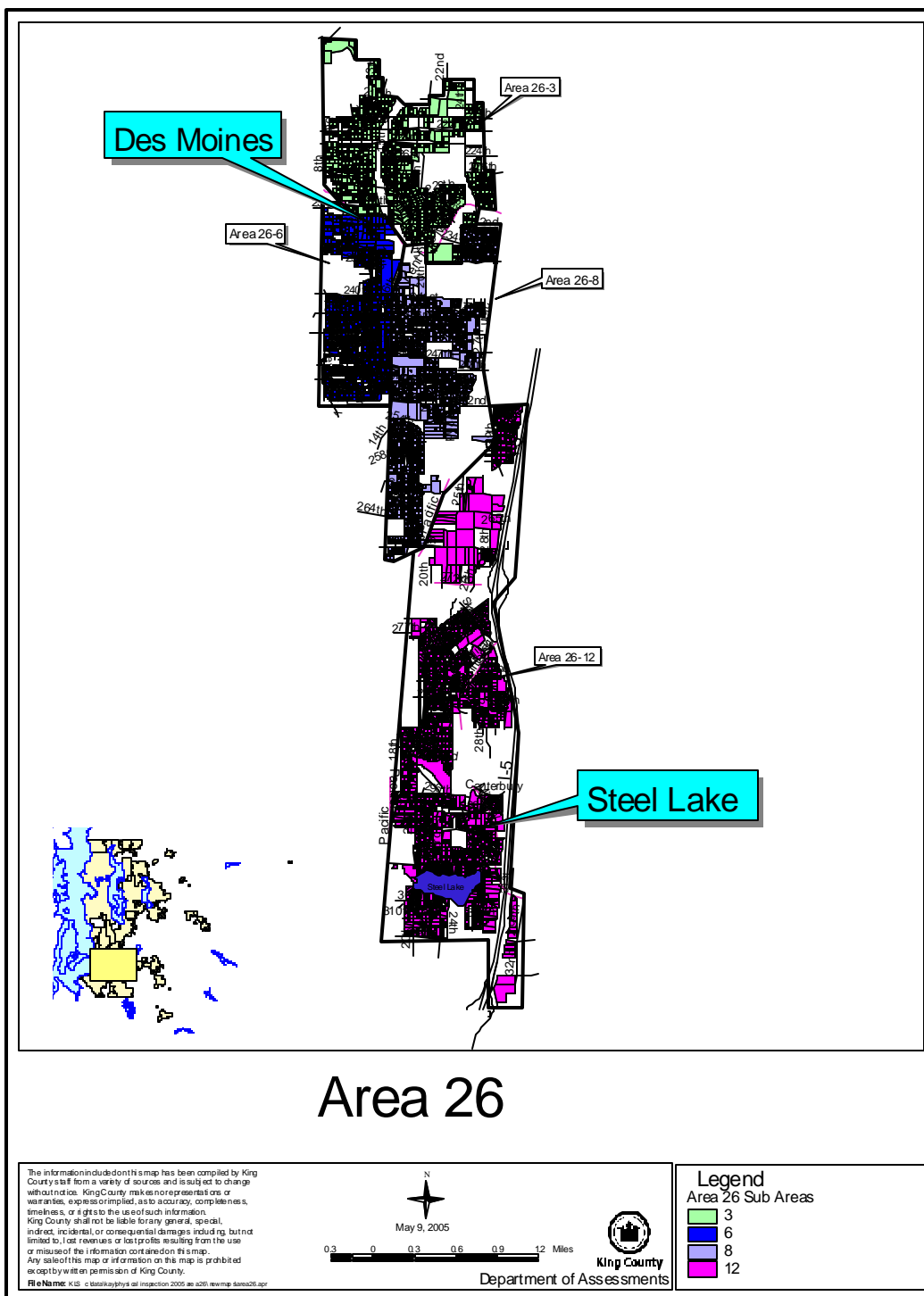
### ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2004 or 2005 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map



## Analysis Process

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller, or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/2003 to 1/2005 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation**

Area Name: Des Moines

### **Boundaries**

Area 26 is bounded on the north by South 216th street; on the south by South 320th Street; on the west by Marine View Drive, State Hwy 509 and Pacific Highway; and on the east by I-5.

### **Maps**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description**

Area 26 includes the City of Des Moines, Highland Community College and the portion of Federal Way that is east of Pacific Highway and west of Interstate 5, which also includes Steel Lake. Area 26 has some Puget Sound and Mountain View, commercial, topography and wetland influence. Adjustments to the land values were also made for moderate to heavy traffic ; 16<sup>th</sup> Av S, Pacific Highway, Marine View Drive and S 320<sup>th</sup> St are examples of areas impacted by traffic. The majority of the homes are grade 7's built in the 60's and 70's. Area 26 is experiencing significant growth and is making room for new construction by infilling with neighborhoods using larger, under utilized, lots.

### ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 11.31% to 7.39%.

### ***Scope of Data***

#### **Land Value Data**

Vacant sales from 1/2003 to 1/2005 were given primary consideration for valuing land. There were few arms-length sales of vacant parcels throughout the area. Because of this the sales comparison approach had to be supplemented with a land allocation. All land sales were verified by field review along with additional buyer or seller contact when possible.

#### **Improved Parcel Total Value Data**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field, or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the

Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a Percent Good Table which is based on year built, grade, and condition, resulting in Reconstruction Cost New Less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 6448 parcels in Area 26. These parcels are divided into 4 sub areas. Most of Area 26 has older plats with some tax lots and acreage.

Area 26 is in process of a large growth period; therefore, large lots are being short platted, causing infill of the neighborhoods. It was necessary to break the area down into 6 neighborhoods. Neighborhoods 1-4 are defined by the quality of the amenities (paved streets, curbs, gutters, and streetlights), neighborhood 1 having the fewest amenities and 4 having the most. Neighborhood 2 has the most typical neighborhood amenities. Neighborhood 5 properties have houses that share a common wall and have smaller lots than lots in other neighborhoods. Neighborhood 5 also has neighborhood amenities consistent with neighborhood 3. Neighborhood 6 is properties in Huntington Park that do not have common wall houses. Huntington Park has been separated from the rest of the Area because it is a retirement community with many restrictions and covenants and would sell differently from parcels without restrictions.

There were few arms-length sales of vacant parcels throughout the area. Because of this the sales comparison approach had to be supplemented with a land allocation. For land allocation, an estimated starting land-to-total value allocation of 28% was used. The starting allocation percentage was used in conjunction with the Assessor's depreciation table to calculate indicated land values for improved sold properties. The allocation approach gave results that were consistent with the limited number of vacant sales.

Lots were valued on a site basis except for large lots over 20,000 square feet, which are valued by base lot plus excess per square foot of land. Other adjustments were made for view, topography, traffic, and other land challenges. Steel Lake was valued on a base lot plus waterfront foot basis.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

### Land Value Model Calibration

Category	Description	Lot Value
Base Lot	5,000 square feet to 20,000 square feet	\$60,000 to \$75,000
Neighborhood 1	Gravel roads or lightly paved, no curbs, no sidewalks, no streetlights	\$60,000
Neighborhood 2	Paved roads, some sidewalks some streetlights, some curbs	\$65,000
Neighborhood 3	Some sidewalks, curbs, gutters, underground utilities, some streetlights. (Newer plats, better homes.)	\$70,000
Neighborhood 4	Sidewalks, curbs, gutters, underground utilities, streetlights. New plat, with high quality homes (Scarborough Hills 757560, 757561, 757562, Heritage Woods 326080, 326081)	\$75,000
Neighborhood 5	Common wall houses (Brentwood 660049, and various others)	\$60,000
Neighborhood 6 Huntington Park	Average Lot size is 7,300 square feet (319 parcels) Major number begins with 353 Common wall = Neighborhood 5 Free standing = Neighborhood 6	
	<b>Lot Value in Huntington Park</b>	
	<b>Square Foot Lot</b>	<b>Lot Value</b>
	<3,999	\$65,000
	4,000 to 4,999	\$70,000
	>5,000	\$75,000
Traffic	Moderate	No adjustment
	High	<\$5,000>
	Extreme	<\$10,000>
Large Lots	20,001 square feet to 43,559 square feet	Neighborhood value for the first 20,000 square feet + .85 per square foot excess
Acreage	\$85,000 base lot of 1 acre plus \$20,000 per excess acre up to 5 acres	
	Greater than 5 acres = \$85,000 base lot of 1 acres plus \$20,000 per excess 4 acres + \$10,000 per acre greater than 5 acres	



<b>Value Model Calibration</b>		
<i>Continued</i>		
<b>Category</b>	<b>Description</b>	<b>Lot Value</b>
<b>View Adjustments</b>		<i>Total cumulative adjustment not to exceed \$30,000</i>
	Mountain	
	Average	\$5,000
	Good	\$10,000
	Territorial	\$5,000
	Puget Sound – <i>Area 26-3 and 6</i>	
	Fair	\$10,000
	Average	\$15,000
	Good	\$20,000
	Puget Sound – <i>Area 26-8 and 12</i>	
	Fair	\$5,000
	Average	\$10,000
	Good	\$15,000
<b>Waterfront</b>	98 parcels with waterfront Average lot size is 15,000 square feet with 52 water front feet	Base Lot \$100,000
	Addition amount per front foot	\$500.00
	No added view adjustments	
<b>Small Buildable Lots</b>	<5,000 square feet	\$60,000
<b>Developable Lots</b>	Total value per land model less 40% development cost divided by number of lots	
<b>No Perk Lots</b>	With documentation	\$15,000
<b>Non-Buildable Lots</b>	With documentation	\$15,000
<b>Challenged Lots</b>	Slope, wetlands, power lines (on-site), topography, etc.	5% - 50%
<b>Previous Value</b>	Lots previously valued under \$10,000	Previous assessed value

## ***Vacant Sales Used In This Physical Inspection Analysis***

### **Area 26**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	058760	0070	09/29/03	\$ 95,000	9450	Y	N
3	162204	9034	09/30/04	\$ 1,417,500	427323	N	N
3	162204	9034	11/29/04	\$ 1,701,000	427323	N	N
3	162204	9204	05/03/04	\$ 110,000	23914	Y	N
3	162204	9205	04/26/04	\$ 105,000	14374	Y	N
3	201140	0530	08/03/04	\$ 180,000	12092	Y	N
6	172204	9084	06/18/03	\$ 110,000	48787	N	N
6	172204	9178	08/11/04	\$ 60,000	8300	N	N
6	201140	0352	04/05/04	\$ 146,250	19890	N	N
6	256080	4850	02/28/03	\$ 70,000	5375	N	N
6	945620	0165	10/27/04	\$ 60,000	23430	N	N
8	212204	9194	07/23/03	\$ 78,000	7895	N	N
8	212204	9198	06/24/04	\$ 95,000	7270	N	N
8	360360	0060	08/19/03	\$ 60,000	6000	N	N
8	660049	0120	10/20/04	\$ 235,721	3607	N	N
8	660049	0190	12/22/04	\$ 213,950	3607	N	N
8	692960	2910	08/27/03	\$ 65,000	7500	N	N
8	692960	3575	08/27/04	\$ 317,500	151000	N	N
8	945620	0121	01/28/04	\$ 70,000	22427	N	N
8	945620	0610	11/16/04	\$ 115,500	9000	Y	N
12	092104	9247	04/07/04	\$ 60,000	33375	N	N
12	332204	9104	07/21/04	\$ 70,000	21400	N	N
12	365500	0010	10/26/04	\$ 82,500	7800	N	N
12	365500	0030	10/27/04	\$ 82,500	8400	N	N
12	757560	0130	030/8/04	\$ 50,000	16860	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***

***Area 26***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	092204	9305	12/04/03	\$ 52,000	QUIT CLAIM DEED
3	162204	9034	08/06/04	\$410,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	201140	0343	11/01/04	\$ 60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	360060	0925	02/19/03	\$ 77,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	692960	3767	03/29/04	\$ 75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	367440	0130	12/16/03	\$ 40,000	TRADE
12	367440	0130	12/22/03	\$ 63,000	TRADE

## Improved Parcel Total Value Model

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2005 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

This area consists of homes built mostly between 1945 and 1995 with an increase in building activity during the 1960's. They are typically average quality construction and have had average quality of maintenance. Steel Lake is also included in this area.

Area 26 is experiencing a growth period during this revalue. In order to accommodate the increased demand for new housing, larger lots are being purchased and short platted. New homes are being constructed. Many of the new homes are zero-lot-line or common wall construction. This maximizes the density for single family homes.

Sales indicated that, due to the diversity of neighborhoods from older homes with few street amenities to the new plats with all street amenities, a coding by neighborhood type was appropriate. Neighborhood 2 has the most typical neighborhood amenities. Properties with zero lot line or common wall construction homes were coded as a separate neighborhood (5). Separate variables were constructed for neighborhood 3 and neighborhood 5. Neighborhood 6 is the Over 55 Community of Huntington Park.

There were not enough sales of parcels in poor or very good condition to construct variables that would account for these characteristics. The model treated poor and very good condition the same as fair and good condition. Appraisers had to rely on other market indicators to adjust for these strata.

An aggregate living area variable reflects square footage changes in above grade living area. In addition, the model includes an adjustment for the presence of basement area and the amount of finished basement area. Basements with low grades for finish quality (less than grade 6) were not included in the finished basement variable.

Houses with year built greater than 2002, Steel Lake waterfront, houses built between 1970 and 1980, and the new plat of Star Lake Estates (796820) all received separate adjustment variables.

The improved parcel total value models are included later in this report.

### ***Improved Parcel Total Value Model Calibration***

Variables	Definitions/Transformation
Sub3 Y/N	Located in Sub Area 3
Sub6 Y/N	Located in Sub Area 6
Sub8 Y/N	Located in Sub Area 8
Nghb3 Y/N	Located in Neighborhood 3
Nghb5 Y/N	Located in Neighborhood 5
Star_Lake	Located in Star Lake Estates, Major Number 796820
BaseLandC	Lot value
AgeC	Age of improvement
NewHouse Y/N	Year built/Year Renovated not in Star Lake Estates, Major Number 796820
GradeC	Improvement Grade-Quality of Construction
FairYN	Condition of Improvement - Fair
GoodYN	Condition of Improvement - Good
TotCvdPkgC	Total Square Footage of all covered parking
FstFlrC	Finished Living Area on the first floor
HlfFlrC	Finished Living Area on the half floor
SndFlrC	Finished Living Area on the second floor
UnfinBsmtNoGarC	Total Basement Square Footage Less Basement Garage
FinBGrGT5C	Finished Basement Grade if Above Grade 5
WftLocYN	Located on Star Lake
YrBltrRen1971_1980 Y/N	Year built/Year Renovated Greater than or Equal to 1971 and Less than or Equal to 1980

#### **Multiplicative Model**

$2.715839 + 3.726829E-02 * \text{Sub3YN} + 2.192399E-02 * \text{Sub6YN} + 1.421852E-02 * \text{Sub8YN} -$   
 $2.138534E-02 * \text{Nghb3YN} - .0343638 * \text{Nghb5YN} - 4.430241E-02 * \text{Star\_Lake} +$   
 $.4692163 * \text{BaseLandC} - 9.019313E-02 * \text{AgeC} - 2.652882E-02 * \text{NewHouseYN} + 2.458497E-$   
 $02 * \text{GradeC} - 4.889878E-02 * \text{FairYN} + 1.053724E-02 * \text{GoodYN} + 1.511108E-02 * \text{TotCvdPkgC} +$   
 $.2620501 * \text{FstFlrC} + 6.090031E-02 * \text{HlfFlrC} + 9.610167E-02 * \text{SndFlrC} + 2.682373E-$   
 $02 * \text{UnfinBsmtNoGarC} + 7.225333E-02 * \text{FinBGrGT5C} + 3.966056E-02 * \text{WftLocYN} - 1.570465E-$   
 $02 * \text{YrBltrRen1971\_1980YN}$

#### **Model Exceptions**

Very Good Condition	Imp EMV X 1.05
Poor Condition	RCNLD or less
Grade <6	Imp EMV X 1.10
Grade > 8	Imp EMV X 1.10
Imp + Mobile Home	EMV for Imp + Boeckh Cost for Mobile Home
Misc. Accessory >=5000	Check to See if Adjustment is Needed
Multi-Imps	EMV for Imp 1+ RCNLD for Imp 2

Obsolescence and Net Condition	Deduct the % of Obsolescence from the Imp
Accessory Only	RCNLD

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

- 1= Poor            Many repairs needed. Showing serious deterioration
- 2= Fair    Some repairs needed immediately. Much deferred maintenance.
- 3= Average    Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good            Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
- 5= Very Good    Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

- Grades 1 - 3    Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4            Generally older low quality construction. Does not meet code.
- Grade 5            Lower construction costs and workmanship. Small, simple design.
- Grade 6            Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7            Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8            Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9            Better architectural design, with extra exterior and interior design and quality.
- Grade 10           Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11           Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12           Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
- Grade 13           Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

### ***Improved Sales Used In This Physical Inspection Analysis***

#### **Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	215640	0023	9/17/03	\$180,500	720	0	5	1940	4	11678	N	N	21612 24TH AV S
003	605240	1545	2/5/03	\$157,500	760	0	5	1935	3	8924	N	N	22327 16TH AV S
003	605240	0465	9/12/03	\$206,000	770	240	6	1963	3	6000	N	N	22214 10TH AV S
003	201330	0050	2/11/04	\$175,000	880	400	6	1948	2	19978	N	N	23336 19TH AV S
003	529620	0060	4/28/03	\$175,500	910	0	6	1948	4	8369	N	N	22212 8TH AV S
003	529620	0071	4/15/03	\$187,500	1030	0	6	1961	3	5200	N	N	22216 8TH AV S
003	509700	0010	8/20/04	\$210,000	1110	0	6	1943	4	21036	N	N	21902 24TH AV S
003	605240	0215	6/21/04	\$237,000	1140	570	6	1955	4	9261	N	N	22323 11TH AV S
003	201140	0793	5/23/03	\$215,000	1210	0	6	1932	4	16695	N	N	22328 10TH AV S
003	162204	9179	1/14/03	\$184,850	1230	0	6	1997	3	11454	N	N	2467 S 224TH ST
003	201140	0163	4/27/04	\$214,950	1290	0	6	1960	4	11065	N	N	1221 S 229TH ST
003	911000	0040	12/8/04	\$220,000	1300	0	6	1950	4	8072	N	N	831 S 226TH ST
003	201140	0474	5/1/03	\$219,950	1530	0	6	1982	3	12400	N	N	1011 S 230TH ST
003	162204	9084	10/27/04	\$249,500	1630	0	6	1943	4	14374	N	N	2622 KENT-DES MOINES RD
003	092204	9081	9/17/03	\$185,000	2080	0	6	1931	5	13939	N	N	2161 S 216TH ST
003	911000	0015	5/6/03	\$245,000	920	0	7	1952	4	8071	N	N	812 S 226TH ST
003	885150	0070	5/6/03	\$219,950	920	920	7	1965	2	7560	N	N	21823 12TH AV S
003	201140	0200	6/28/04	\$250,000	1010	720	7	1955	4	9660	N	N	1204 S 230TH ST
003	885150	0090	1/27/03	\$183,000	1010	0	7	1966	4	7304	N	N	21841 12TH AV S
003	201140	0472	11/17/03	\$213,000	1010	600	7	1954	4	10800	N	N	1051 S 230TH ST
003	201140	0510	1/22/04	\$220,000	1040	500	7	1980	3	9100	N	N	1030 S 230TH ST
003	092204	9221	2/5/03	\$185,000	1090	0	7	1950	3	23522	N	N	2231 S 216TH ST
003	509700	0030	10/6/03	\$188,000	1100	0	7	1955	4	10203	N	N	2428 S 219TH ST



**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	605240	2636	4/19/04	\$219,950	1120	0	7	1969	4	7500	N	N	1209 S 223RD ST
003	864300	0195	4/28/04	\$259,900	1150	1150	7	1963	4	11742	N	N	22919 19TH AV S
003	605240	0431	3/6/03	\$267,000	1180	1180	7	1960	3	7200	N	N	1010 S 222ND ST
003	727200	1205	4/15/04	\$265,000	1180	400	7	1993	3	8187	N	N	22459 15TH AV S
003	885150	0110	4/16/04	\$204,000	1180	0	7	1966	3	7268	N	N	21857 12TH AV S
003	321080	0200	8/27/04	\$264,900	1190	650	7	1968	4	9600	N	N	21817 14TH AV S
003	321080	0240	5/28/04	\$250,300	1190	550	7	1962	3	9600	N	N	21808 13TH AV S
003	162204	9231	9/19/03	\$250,000	1190	510	7	1995	3	8552	N	N	23228 22ND PL S
003	509700	0100	6/22/03	\$204,000	1200	600	7	1963	3	10051	N	N	2443 S 219TH ST
003	605240	0515	9/13/04	\$273,500	1220	600	7	1983	3	6000	N	N	22236 10TH AV S
003	201140	0024	7/3/03	\$253,000	1230	610	7	1961	3	26200	N	N	22825 16TH AV S
003	201140	0702	6/28/04	\$250,000	1240	0	7	1953	4	6000	N	N	22544 8TH AV S
003	201140	0712	10/21/03	\$242,000	1250	620	7	1962	4	9620	N	N	1145 APPLE LN
003	201140	0790	7/28/04	\$231,000	1260	0	7	1960	4	13880	N	N	22332 10TH AV S
003	201140	0775	8/16/04	\$282,500	1270	770	7	1979	4	9583	N	N	1104 S 224TH PL
003	713800	0070	5/21/03	\$222,000	1280	700	7	1961	3	10665	N	N	22799 26TH AV S
003	057600	0085	5/6/03	\$189,000	1280	0	7	1979	3	5000	N	N	22017 17TH PL S
003	679060	0300	6/16/03	\$224,100	1290	0	7	1965	4	8000	N	N	22920 23RD PL S
003	713810	0070	10/27/03	\$252,500	1290	1250	7	1962	4	12792	N	N	2662 S 228TH PL
003	321080	0010	8/12/03	\$220,000	1290	1180	7	1961	4	9776	N	N	21849 15TH AV S
003	082204	9145	4/23/04	\$234,750	1300	0	7	1964	3	9583	N	N	21437 13TH AV S
003	864320	0061	8/2/04	\$289,950	1300	1200	7	1979	4	9583	N	N	1630 S 231ST PL
003	713810	0040	2/9/04	\$232,500	1300	730	7	1962	4	10125	N	N	22902 27TH AV S
003	162204	9228	7/6/04	\$176,000	1300	0	7	1960	2	9745	N	N	22609 28TH AV S
003	679060	0250	4/22/04	\$213,100	1310	0	7	1966	4	8424	N	N	2144 S 229TH ST
003	215640	0024	1/14/04	\$176,000	1320	0	7	1965	3	9820	N	N	21614 24TH AV S
003	162204	9115	7/16/04	\$275,000	1330	900	7	1957	4	10890	N	N	22458 16TH AV S
003	601400	0025	10/13/03	\$267,000	1340	1340	7	1962	3	11236	N	N	1230 S 229TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	321080	0350	8/7/03	\$265,000	1340	750	7	1961	3	10080	N	N	21825 13TH AV S
003	885150	0030	11/25/03	\$197,000	1340	0	7	1966	3	8025	N	N	21807 12TH AV S
003	201140	0611	7/8/03	\$313,250	1350	830	7	1954	4	36400	N	N	22651 12TH AV S
003	727200	0745	7/26/04	\$254,000	1360	0	7	1992	3	8884	N	N	22656 15TH AV S
003	679060	0640	11/17/03	\$236,000	1360	1200	7	1966	4	7875	N	N	2029 S 232ND PL
003	201320	0010	5/10/04	\$289,000	1370	1100	7	1966	4	11826	N	N	1701 S 234TH ST
003	727200	0615	10/30/03	\$270,613	1370	720	7	1993	3	7791	N	N	22627 15TH AV S
003	713810	0030	10/22/03	\$165,000	1380	0	7	1962	2	10125	N	N	22864 27TH AV S
003	057600	1001	6/30/03	\$182,500	1420	0	7	1961	3	9555	N	N	22300 EMMETT LN S
003	679060	0660	10/27/03	\$254,950	1450	1250	7	1963	4	13125	N	N	2020 S 232ND PL
003	509700	0050	6/11/03	\$186,000	1460	0	7	1967	3	10520	N	N	2444 S 219TH ST
003	605240	0335	4/5/04	\$302,000	1540	1180	7	1964	3	7200	N	N	22025 11TH AV S
003	713800	0230	1/27/04	\$189,900	1540	0	7	1961	4	9720	N	N	22631 28TH AV S
003	885150	0150	9/21/04	\$249,950	1550	0	7	1965	4	7200	N	N	21834 12TH AV S
003	679060	0310	4/18/04	\$262,000	1570	440	7	1965	4	12960	N	N	22926 23RD PL S
003	201140	0041	8/30/04	\$262,500	1570	800	7	1965	4	11780	N	N	1505 S 228TH ST
003	888888	0010	9/8/03	\$227,500	1570	0	7	1989	3	13790	N	N	21826 15TH AV S
003	679060	1110	4/10/03	\$215,000	1580	400	7	1963	3	10926	N	N	2025 S 231ST ST
003	727200	0725	10/8/03	\$232,780	1580	0	7	1992	3	8694	N	N	22662 15TH AV S
003	092204	9279	7/6/04	\$219,800	1590	0	7	1959	3	12632	N	N	2043 S 223RD ST
003	679060	0490	8/22/03	\$232,000	1600	460	7	1963	4	9170	N	N	2111 S 230TH ST
003	509700	0130	1/14/04	\$215,000	1610	0	7	1975	3	9750	N	N	2419 S 219TH ST
003	321080	0100	6/10/04	\$270,000	1620	480	7	1965	4	8840	N	N	21820 14TH AV S
003	679060	0990	8/1/03	\$214,000	1620	460	7	1965	3	8400	N	N	22933 21ST AV S
003	605240	3030	6/1/04	\$227,500	1630	0	7	1980	3	6000	N	N	22016 12TH AV S
003	162204	9011	3/5/03	\$235,000	1690	1100	7	1957	3	23101	N	N	23408 18TH AV S
003	162204	9234	8/9/04	\$292,000	1790	0	7	1995	3	7613	N	N	23223 22ND PL S
003	605240	1610	8/11/04	\$260,500	1850	0	7	1995	3	11800	N	N	22324 15TH AV S

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	864280	0025	3/16/04	\$300,000	1860	0	7	1955	4	11236	N	N	23006 THUNDERBIRD DR
003	201140	0162	7/8/03	\$339,000	1870	1460	7	1992	3	9750	N	N	1227 S 228TH ST
003	037900	0020	9/10/04	\$230,000	1880	0	7	1960	3	10500	N	N	22611 26TH AV S
003	864260	0085	8/15/03	\$274,900	1970	510	7	1954	4	11303	N	N	22806 17TH AV S
003	679060	1010	8/24/04	\$234,950	2000	0	7	1963	4	9350	N	N	2038 S 230TH ST
003	679060	0010	6/11/03	\$197,900	1290	0	8	1966	4	7920	N	N	1916 S 232ND ST
003	200700	0070	4/1/04	\$227,000	1340	0	8	1997	3	9065	N	N	23444 23RD PL S
003	200700	0090	4/24/03	\$218,000	1430	0	8	1997	3	11835	N	N	23451 23RD PL S
003	679060	0030	6/3/04	\$249,975	1440	670	8	1963	3	8635	N	N	23147 20TH AV S
003	679060	0070	4/16/04	\$215,000	1440	0	8	1965	4	8690	N	N	23019 20TH AV S
003	162204	9214	2/27/04	\$213,000	1590	0	8	1979	3	10454	N	N	22622 27TH PL S
003	058760	0110	9/29/03	\$305,000	1660	1400	8	1967	3	11475	N	N	1734 S 227TH PL
003	605240	2985	9/24/04	\$297,000	1890	0	8	1998	3	12000	N	N	22218 12TH AV S
003	058760	0070	8/16/04	\$394,431	1970	770	8	2004	3	9450	N	N	1700 S 227TH PL
003	200700	0050	11/8/04	\$289,950	1980	0	8	1998	3	9600	N	N	23432 23RD PL S
003	057600	0749	10/7/04	\$362,950	2020	0	8	2004	3	18375	N	N	1611 S 222ND ST
003	780968	0090	10/15/03	\$255,000	2030	0	8	1991	3	9907	N	N	2465 S 220TH ST
003	727200	0020	6/21/04	\$259,950	2070	0	8	1958	4	12672	N	N	22646 12TH AV S
003	605240	2660	12/8/04	\$329,950	2270	0	8	2000	3	9000	N	N	22007 13TH AV S
003	679060	0015	12/17/04	\$278,387	2330	250	8	1963	4	8030	N	N	23205 20TH AV S
003	201140	0649	4/27/04	\$358,000	2340	0	8	1985	3	12150	N	N	1130 RAINBOW LN
003	162204	9158	7/22/03	\$362,700	2340	640	8	1962	4	14850	N	N	22601 18TH AV S
003	605240	2900	9/8/03	\$324,900	2480	0	8	2003	3	8937	N	N	1248 S 224TH ST
003	200630	0090	12/28/04	\$298,700	2840	0	8	1980	3	7080	N	N	23301 20TH AV S
003	200630	0080	10/13/03	\$295,000	2840	0	8	1980	3	7600	N	N	2002 S 233RD ST
003	200630	0120	10/13/03	\$295,000	2900	0	8	1980	3	7200	N	N	23327 20TH AV S
003	727200	1710	11/25/03	\$310,000	3260	0	8	1992	3	8906	N	N	22533 13TH AV S
003	990200	0040	8/17/04	\$352,000	1670	1200	9	1955	3	9278	N	N	1022 S 226TH ST

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	201140	0558	5/28/03	\$359,900	2520	0	9	2000	3	8406	N	N	1132 S 229TH PL
003	057600	0750	7/22/04	\$398,000	2570	0	9	2004	3	11000	N	N	1619 S 222ND ST
003	201140	0590	6/25/03	\$592,000	2960	200	9	1998	3	40380	N	N	22712 10TH AV S
006	256080	1720	4/23/04	\$178,000	880	0	6	1968	4	4400	N	N	24731 13TH PL S
006	542420	0050	4/16/03	\$170,000	970	0	6	1971	4	8000	N	N	1425 S 248TH ST
006	688900	0060	4/15/04	\$164,950	1010	0	6	1961	4	7777	N	N	24926 15TH AV S
006	256080	1515	8/3/04	\$148,000	1020	0	6	1968	2	5000	N	N	1315 S 245TH ST
006	256080	3245	6/14/04	\$205,000	1060	0	6	1978	4	8025	N	N	25120 11TH AV S
006	256080	0387	8/17/04	\$173,787	1060	0	6	1976	3	3750	N	N	24416 15TH AV S
006	256080	0399	7/29/03	\$162,500	1060	0	6	1976	3	3750	N	N	24432 15TH AV S
006	201380	0860	6/25/04	\$195,000	1150	0	6	1978	3	11800	N	N	24313 16TH AV S
006	201380	0859	8/30/04	\$176,000	1150	0	6	1978	3	7920	N	N	24309 16TH AV S
006	256080	1730	6/23/04	\$187,500	1170	0	6	1968	4	4900	N	N	24735 13TH PL S
006	256080	0385	5/18/04	\$188,750	1170	0	6	1976	3	3750	N	N	24412 15TH AV S
006	256080	0393	12/10/03	\$162,000	1270	0	6	1976	3	3750	N	N	24422 15TH AV S
006	256080	0395	10/31/03	\$170,000	1370	0	6	1976	4	3750	N	N	24424 15TH AV S
006	201380	0959	8/6/04	\$172,950	1470	0	6	1976	3	5375	N	N	24238 14TH AV S
006	201380	1170	12/3/04	\$247,950	1920	0	6	1945	4	11440	N	N	24263 12TH PL S
006	201380	1170	7/30/03	\$224,950	1920	0	6	1945	4	11440	N	N	24263 12TH PL S
006	256080	0820	4/22/04	\$169,500	750	0	7	1967	3	5000	N	N	24735 15TH AV S
006	201380	0025	1/30/03	\$166,500	970	0	7	1966	4	12000	N	N	24025 16TH AV S
006	168420	0080	6/10/04	\$199,450	980	0	7	1963	4	11333	N	N	24103 15TH AV S
006	168420	0110	3/19/03	\$165,800	980	0	7	1962	3	7126	N	N	24121 15TH AV S
006	201380	0295	2/19/04	\$209,950	1020	0	7	1985	3	8062	N	N	1217 S 240TH ST
006	256080	5290	11/5/03	\$185,000	1060	0	7	1958	4	7875	N	N	24916 MARINE VIEW DR S
006	201380	0125	5/5/04	\$182,500	1060	0	7	1977	3	5000	N	N	24010 13TH PL S
006	936131	0130	3/25/04	\$242,950	1080	600	7	1978	3	9037	N	N	24008 9TH PL S
006	542420	0020	6/19/03	\$224,000	1090	410	7	1981	3	8370	N	N	24816 14TH CT S

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	201380	0975	1/28/04	\$190,000	1100	0	7	1986	3	5375	N	N	24207 14TH AV S
006	201140	0245	3/16/04	\$225,000	1120	600	7	1962	3	13556	N	N	23441 10TH AV S
006	256080	0365	6/18/03	\$189,900	1140	0	7	1990	3	7500	N	N	24433 16TH AV S
006	256080	1521	9/12/03	\$231,000	1150	1150	7	1976	3	6075	N	N	24511 13TH PL S
006	172204	9082	2/17/04	\$219,975	1150	600	7	1963	4	12000	N	N	1327 S 232ND ST
006	256080	1525	8/20/04	\$218,500	1150	380	7	1976	4	6075	N	N	24517 13TH PL S
006	945620	0204	9/25/03	\$163,000	1150	0	7	1952	3	11000	N	N	1404 S 250TH ST
006	945620	0442	3/23/04	\$201,700	1200	0	7	1982	3	21001	N	N	1503 S 250TH ST
006	201380	0167	6/17/04	\$197,000	1200	0	7	1969	3	5000	N	N	24058 13TH PL S
006	256080	1361	9/19/03	\$188,000	1200	0	7	1967	3	6350	N	N	24436 13TH PL S
006	688020	0040	7/22/03	\$215,250	1210	0	7	1986	3	7527	N	N	24031 9TH PL S
006	168420	0050	7/25/03	\$182,500	1210	0	7	1962	4	13955	N	N	24110 15TH AV S
006	201380	0705	4/20/04	\$189,950	1210	0	7	1952	3	9375	N	N	823 S 240TH ST
006	201380	0430	5/19/04	\$220,000	1220	600	7	1956	4	12500	N	N	24121 12TH AV S
006	175340	0350	1/29/04	\$244,950	1220	800	7	1963	4	8652	N	N	1015 S 233RD PL
006	330079	0360	1/14/04	\$240,000	1220	840	7	1985	3	7044	N	N	1216 S 236TH PL
006	752385	0120	3/19/04	\$265,950	1230	860	7	1992	3	7628	N	N	24916 13TH PL S
006	256080	5450	7/10/03	\$205,000	1250	0	7	1985	3	5375	N	N	24834 MARINE VIEW DR S
006	256080	1160	2/25/03	\$185,000	1250	0	7	1968	4	6100	N	N	24518 13TH PL S
006	201380	1405	7/16/03	\$235,150	1260	940	7	1990	3	7628	N	N	24306 9TH AV S
006	936131	0010	2/27/04	\$245,950	1290	600	7	1978	3	8686	N	N	24003 9TH PL S
006	256080	4850	9/8/03	\$251,000	1290	860	7	2003	3	5375	N	N	24910 9TH AV S
006	256080	1218	7/22/04	\$187,500	1290	0	7	1967	3	6200	N	N	24427 14TH AV S
006	175330	0060	6/21/04	\$270,000	1300	680	7	1962	4	8413	N	N	818 S 234TH PL
006	201380	1345	11/16/04	\$231,000	1310	0	7	1988	3	5375	N	N	24223 10TH AV S
006	330079	0710	7/1/04	\$213,000	1310	0	7	1985	3	7681	N	N	23823 13TH PL S
006	201380	1345	5/7/03	\$200,000	1310	0	7	1988	3	5375	N	N	24223 10TH AV S
006	201380	0225	2/25/03	\$169,000	1310	0	7	1978	3	5000	N	N	24055 13TH PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	175340	0270	8/20/04	\$284,500	1320	440	7	1963	4	8600	N	N	23321 12TH AV S
006	330079	0780	10/1/04	\$221,500	1340	0	7	1985	3	8205	N	N	1305 S 239TH PL
006	256080	1425	12/11/03	\$199,500	1380	0	7	1967	4	6350	N	N	24435 13TH PL S
006	330079	0720	6/20/03	\$219,990	1400	0	7	1985	3	6754	N	N	23829 13TH CT S
006	201380	0851	3/27/03	\$209,000	1500	0	7	1961	4	12750	N	N	1523 S 242ND ST
006	172204	9021	3/20/03	\$300,000	1510	1350	7	1964	4	16641	N	N	1214 S 234TH PL
006	201380	1425	10/31/03	\$220,000	1550	0	7	1990	3	11520	N	N	24321 9TH AV S
006	688021	0140	3/5/04	\$247,350	1580	0	7	1988	3	7200	N	N	1235 S 235TH PL
006	201380	1240	3/12/04	\$241,000	1580	0	7	1988	3	7200	N	N	24311 11TH AV S
006	201380	1351	2/11/04	\$219,500	1590	0	7	1993	3	7226	N	N	24317 10TH AV S
006	144880	0020	6/1/03	\$235,000	1630	0	7	1992	3	8424	N	N	1410 S 234TH ST
006	256080	5620	6/18/03	\$230,000	1680	0	7	1978	4	10000	N	N	24505 9TH AV S
006	330079	0240	10/20/03	\$245,000	1690	0	7	1986	3	10522	N	N	1420 S 236TH PL
006	256080	0905	10/28/04	\$219,950	1700	0	7	1968	3	6500	N	N	24705 14TH AV S
006	201380	0380	1/5/04	\$239,950	1740	0	7	1988	3	8062	N	N	24036 12TH AV S
006	688021	0130	3/18/04	\$237,500	1740	0	7	1988	3	7210	N	N	1229 S 235TH PL
006	330079	0400	11/18/04	\$264,950	1790	0	7	1986	3	10026	N	N	1207 S 236TH ST
006	201140	0310	9/24/04	\$261,000	1790	0	7	1994	3	7797	N	N	903 S 233RD CT
006	201380	1140	12/14/04	\$254,950	1800	0	7	1990	3	7425	N	N	1203 S 242ND ST
006	144880	0050	6/25/04	\$250,000	1860	0	7	1995	3	7301	N	N	1432 S 234TH ST
006	330079	0410	9/25/03	\$235,000	1900	0	7	1986	3	7490	N	N	1213 S 236TH PL
006	256080	1222	10/26/04	\$254,300	1990	0	7	1967	4	6350	N	N	24433 14TH AV S
006	175340	0230	6/19/03	\$293,000	2040	1260	7	1963	4	8500	N	N	1014 S 234TH PL
006	201140	0421	9/22/04	\$287,500	2130	0	7	1991	3	16100	N	N	23129 10TH AV S
006	945620	0440	5/20/03	\$249,900	2130	0	7	1980	3	30718	N	N	1511 S 250TH ST
006	353040	0073	12/29/04	\$183,000	890	0	8	1975	4	3845	N	N	24703 11TH AV S
006	353040	0073	6/23/03	\$169,950	890	0	8	1975	4	3845	N	N	24703 11TH AV S
006	353041	0161	8/26/03	\$164,000	930	0	8	1971	4	3049	N	N	24813 12TH AV S

**Improved Sales Used In This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	353040	0030	7/19/04	\$235,000	950	0	8	1969	4	5568	N	N	24724 11TH AV S
006	353043	0050	12/16/04	\$177,500	970	0	8	1974	4	2497	N	N	24714 13TH AV S
006	353042	0245	3/25/04	\$237,500	980	440	8	1975	4	3478	N	N	24711 12TH AV S
006	353048	0070	3/24/04	\$174,500	1000	0	8	1978	4	2880	N	N	1220 S 244TH PL
006	353047	0311	6/17/04	\$179,950	1000	0	8	1978	4	3972	N	N	1007 S 246TH PL
006	353045	0100	9/26/03	\$185,000	1000	0	8	1975	4	3554	N	N	24610 11TH AV S
006	353048	0072	12/3/03	\$168,000	1000	0	8	1978	4	1974	N	N	1216 S 244TH PL
006	353041	0202	10/1/03	\$179,950	1010	0	8	1976	4	2340	N	N	24828 12TH AV S
006	353049	0090	6/29/04	\$186,000	1010	0	8	1978	4	3547	N	N	24435 12TH AV S
006	353041	0190	9/3/03	\$245,500	1030	500	8	1976	4	5600	N	N	24831 12TH AV S
006	353044	0071	11/4/03	\$159,950	1070	0	8	1975	4	2320	N	N	24849 13TH AV S
006	353042	0110	9/23/04	\$212,000	1080	0	8	1972	4	4000	N	N	24806 10TH AV S
006	353049	0131	12/13/04	\$196,000	1080	0	8	1979	4	2148	N	N	24450 12TH AV S
006	353042	0072	9/23/04	\$179,950	1080	0	8	1974	4	3520	N	N	24830 10TH AV S
006	353047	0190	9/24/04	\$173,900	1100	0	8	1978	4	3454	N	N	24409 9TH PL S
006	353047	0240	6/23/04	\$161,500	1100	0	8	1977	4	2931	N	N	24441 9TH PL S
006	353043	0106	5/13/04	\$165,000	1120	0	8	1974	4	2002	N	N	24608 13TH AV S
006	353049	0170	11/12/03	\$172,500	1130	0	8	1978	4	2803	N	N	24434 12TH AV S
006	353045	0150	8/28/03	\$204,000	1150	0	8	1975	4	4838	N	N	24515 13TH AV S
006	353042	0080	5/21/04	\$202,500	1200	0	8	1974	4	3496	N	N	24822 10TH AV S
006	353042	0180	9/19/03	\$197,000	1230	0	8	1972	4	4617	N	N	24616 12TH AV S
006	353043	0120	1/23/04	\$192,000	1230	0	8	1975	4	4064	N	N	24607 13TH AV S
006	353042	0210	9/14/04	\$195,000	1250	0	8	1972	4	4574	N	N	24615 12TH AV S
006	353054	0060	9/11/03	\$250,000	1270	900	8	1984	4	2936	N	N	24824 9TH PL S
006	353043	0025	9/19/03	\$195,000	1270	0	8	1976	4	3538	N	N	24804 13TH AV S
006	353043	0080	7/7/04	\$200,000	1280	0	8	1974	4	3746	N	N	24618 13TH AV S
006	353042	0120	9/24/04	\$260,000	1340	0	8	1972	4	9723	N	N	24726 12TH AV S
006	353040	0080	5/6/03	\$179,000	1360	0	8	1974	4	5433	N	N	24711 11TH AV S

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Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	353045	0030	8/11/04	\$220,000	1430	0	8	1976	4	4000	N	N	1018 S 246TH PL
006	353048	0115	8/15/03	\$190,000	1430	0	8	1977	4	3192	N	N	24443 13TH AV S
006	353050	0210	12/16/03	\$185,000	1440	0	8	1981	4	2516	N	N	24918 11TH AV S
006	353054	0100	11/24/04	\$250,000	1450	0	8	1983	4	5343	N	N	24827 9TH PL S
006	353054	0120	3/20/03	\$220,000	1460	0	8	1984	4	4960	N	N	24815 9TH PL S
006	353053	0040	6/16/04	\$225,000	1480	0	8	1981	4	2397	N	N	1119 S 249TH PL
006	353040	0100	11/18/04	\$240,000	1500	0	8	1969	4	5475	N	N	24721 11TH AV S
006	353050	0230	10/13/03	\$198,500	1500	0	8	1983	4	3400	N	N	1102 S 249TH PL
006	945620	0324	4/8/03	\$237,000	1680	0	8	1991	3	7734	N	N	1279 S 250TH ST
006	256080	1575	1/6/03	\$185,000	1830	0	8	1963	2	8200	N	N	24535 13TH PL S
006	353042	0280	6/27/03	\$242,500	1840	0	8	1972	4	6188	N	N	24731 12TH AV S
006	752435	0050	5/17/04	\$275,450	1880	0	8	1994	3	8954	N	N	25124 13TH AV S
006	752435	0090	4/3/03	\$259,950	1910	0	8	1994	3	6925	N	N	25155 13TH AV S
006	353050	0220	12/30/04	\$289,000	2060	0	8	1982	4	7426	N	N	1101 S 249TH PL
006	752387	0070	9/9/04	\$292,500	2080	0	8	1995	3	10013	N	N	1317 S 251ST CT
006	172204	9175	8/18/04	\$323,000	2090	0	8	2004	3	10539	N	N	1321 S 233RD PL
006	172204	9174	7/29/04	\$340,000	2410	0	8	2004	3	10776	N	N	1315 S 233RD PL
006	752387	0110	7/15/03	\$277,000	2420	0	8	1995	3	6427	N	N	25121 13TH PL S
006	144880	0070	1/21/03	\$292,000	2690	0	8	1991	3	7219	N	N	1448 S 234TH ST
008	692960	4275	9/16/03	\$180,000	1200	0	5	1942	3	20000	N	N	24101 24TH AV S
008	692960	1700	11/11/03	\$170,000	1090	0	6	1955	3	7500	N	N	24112 18TH PL S
008	786450	0100	5/1/03	\$166,000	1100	0	6	1969	3	7383	N	N	2027 S 253RD ST
008	058780	0040	3/4/04	\$200,000	1120	780	6	1933	4	9287	N	N	24404 23RD AV S
008	058780	0040	4/21/03	\$179,999	1120	780	6	1933	4	9287	N	N	24404 23RD AV S
008	360300	0335	10/29/03	\$197,500	1200	0	6	2001	3	3000	N	N	24205 26TH PL S
008	360300	0365	5/11/04	\$199,000	1220	860	6	1984	3	6000	N	N	24223 26TH PL S
008	788840	0650	11/19/03	\$183,000	1260	0	6	1962	3	7296	N	N	26123 20TH AV S
008	360060	0110	9/23/04	\$185,000	1260	0	6	1967	3	5400	N	N	24051 25TH AV S



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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362900	0060	6/24/04	\$197,000	1280	0	6	1962	3	8060	N	N	24704 21ST AV S
008	788800	0340	3/18/04	\$187,000	820	0	7	1959	4	7473	N	N	25810 19TH AV S
008	321040	0090	4/5/04	\$183,755	920	0	7	1962	4	8196	N	N	1652 S 261ST PL
008	752370	0505	11/8/04	\$185,000	940	0	7	1958	3	8667	N	N	25121 25TH AV S
008	169700	0130	6/23/04	\$184,950	940	0	7	1968	3	11469	N	N	1923 S 254TH PL
008	169700	0200	6/9/04	\$180,000	940	0	7	1968	3	10058	N	N	1900 S 254TH PL
008	752370	0235	8/5/04	\$203,100	950	0	7	1959	3	9830	N	N	2303 S 249TH ST
008	788800	0040	7/15/04	\$182,500	950	0	7	1959	3	7924	N	N	25838 20TH AV S
008	111300	0370	9/10/04	\$216,500	950	0	7	1962	3	6600	N	N	1846 S 265TH PL
008	362900	0040	12/29/03	\$182,500	960	800	7	1962	3	11655	N	N	24701 21ST AV S
008	788800	0110	12/14/04	\$198,900	970	0	7	1959	3	8736	N	N	1819 S 259TH ST
008	752370	0210	8/14/03	\$175,000	970	0	7	1959	3	7700	N	N	2209 S 248TH ST
008	752370	0660	7/24/03	\$166,000	990	0	7	1958	3	8529	N	N	25048 20TH AV S
008	788840	0400	1/20/03	\$168,900	1000	0	7	1962	3	9091	N	N	1816 S 263RD PL
008	752370	0655	5/26/04	\$192,900	1010	0	7	1959	3	8532	N	N	25051 21ST AV S
008	945620	0611	10/8/04	\$218,000	1010	460	7	1962	4	11250	N	N	1843 S 250TH ST
008	752380	0020	8/4/03	\$177,000	1010	0	7	1959	4	11264	N	N	2410 S 249TH PL
008	752370	0200	3/7/03	\$170,000	1010	0	7	1958	3	9723	N	N	2114 S 249TH ST
008	195340	0105	12/20/04	\$229,000	1020	730	7	1961	4	8320	N	N	23228 25TH AV S
008	788840	0320	9/8/04	\$237,950	1020	720	7	1962	3	8661	N	N	1827 S 262ND PL
008	788840	0160	9/1/04	\$229,900	1020	720	7	1962	3	8517	N	N	1815 S 263RD PL
008	788840	0120	10/24/03	\$212,000	1020	0	7	1962	3	9765	N	N	1729 S 263RD PL
008	752380	0085	12/20/04	\$203,000	1030	0	7	1958	3	11232	N	N	25112 25TH AV S
008	362900	0010	6/28/04	\$234,950	1030	940	7	1963	3	7820	N	N	24721 21ST AV S
008	788830	0030	7/7/04	\$233,000	1030	750	7	1961	3	9600	N	N	1618 S 264TH PL
008	752380	0095	10/23/03	\$172,500	1030	0	7	1958	3	11067	N	N	25128 25TH AV S
008	360060	0140	2/2/04	\$185,000	1030	0	7	1989	3	6000	N	N	24112 24TH AV S
008	752370	0545	4/3/03	\$150,500	1030	0	7	1958	3	7786	N	N	25028 21ST AV S

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Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	788840	0700	8/5/04	\$190,500	1030	0	7	1962	3	8665	N	N	26214 20TH AV S
008	752390	0350	5/19/04	\$260,000	1040	910	7	1993	3	10234	N	N	1820 S 250TH PL
008	752390	0350	8/27/03	\$232,000	1040	910	7	1993	3	10234	N	N	1820 S 250TH PL
008	752370	0550	12/6/04	\$194,500	1050	0	7	1958	4	7245	N	N	25034 21ST AV S
008	945620	0481	6/24/03	\$204,950	1060	0	7	1980	3	7226	N	N	1628 S 252ND ST
008	195340	0225	5/14/03	\$215,000	1060	400	7	1961	4	8250	N	N	23211 28TH AV S
008	752370	0610	5/25/04	\$174,523	1060	0	7	1959	3	7350	N	N	2124 S 251ST ST
008	769530	0090	2/7/03	\$157,950	1060	0	7	1961	3	8040	N	N	1654 S 246TH PL
008	111300	0310	2/20/03	\$202,000	1060	350	7	1963	3	6325	N	N	1800 S 265TH PL
008	752370	0530	3/19/04	\$188,000	1070	0	7	1958	3	8178	N	N	2121 S 251ST ST
008	692960	0890	6/10/04	\$175,000	1070	0	7	1950	3	7500	N	N	24237 18TH AV S
008	769530	0210	6/18/03	\$164,500	1070	0	7	1961	4	8710	N	N	1603 S 246TH ST
008	360360	0060	3/5/04	\$240,000	1080	780	7	2004	3	6000	N	N	24037 26TH PL S
008	321040	0170	2/20/04	\$229,000	1100	300	7	1962	4	8168	N	N	1832 S 261ST PL
008	788840	0340	6/5/03	\$208,000	1120	670	7	1962	3	8126	N	N	1913 S 262ND PL
008	093430	0190	12/4/03	\$225,000	1130	820	7	1962	3	8375	N	N	25835 17TH AV S
008	692960	0310	3/29/04	\$240,000	1130	1100	7	1957	3	14550	N	N	24204 16TH AV S
008	195340	0175	5/28/03	\$233,000	1130	400	7	1958	4	10350	N	N	2626 S 234TH ST
008	169700	0110	9/10/03	\$187,950	1130	0	7	1968	4	9063	N	N	1821 S 255TH PL
008	692960	3769	11/20/03	\$208,000	1130	0	7	1998	3	9750	N	N	24019 23RD AV S
008	752255	0050	10/21/04	\$241,450	1140	530	7	1969	3	9705	N	N	25116 22ND AV S
008	195340	0490	4/20/04	\$240,000	1140	1140	7	1960	4	14210	N	N	23423 27TH AV S
008	752255	0020	4/24/04	\$200,000	1140	380	7	1969	3	11139	N	N	25121 22ND AV S
008	195340	0490	9/20/03	\$226,600	1140	1140	7	1960	4	14210	N	N	23423 27TH AV S
008	195340	0305	6/3/04	\$213,000	1150	330	7	1958	4	8250	N	N	23216 28TH AV S
008	752370	0165	10/25/04	\$195,000	1160	0	7	1958	3	7920	N	N	24916 21ST AV S
008	212204	9148	4/30/04	\$233,700	1160	400	7	1968	3	9652	N	N	2120 S 252ND ST
008	666911	0010	12/17/03	\$215,000	1160	480	7	1981	3	10128	N	N	2003 S 244TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	169700	0050	1/12/04	\$202,500	1160	490	7	1968	3	7930	N	N	1649 S 255TH PL
008	692960	2960	9/16/03	\$170,000	1160	0	7	1962	3	10000	N	N	24132 21ST AV S
008	169700	0450	5/1/03	\$181,500	1170	0	7	1968	3	8108	N	N	1703 S 254TH PL
008	360300	0375	9/24/04	\$214,500	1180	0	7	1987	3	6000	N	N	24229 26TH PL S
008	111300	0140	7/12/04	\$221,000	1180	0	7	1965	4	5700	N	N	26705 17TH PL S
008	195340	0261	4/29/03	\$222,000	1190	700	7	1951	3	8250	N	N	23248 27TH AV S
008	321040	0180	7/17/03	\$206,895	1190	470	7	1962	3	8164	N	N	1840 S 261ST PL
008	314875	0020	4/24/03	\$217,000	1190	780	7	1995	3	9678	N	N	25118 23RD PL S
008	195340	0185	12/22/04	\$250,000	1200	860	7	1956	4	9375	N	N	23260 26TH AV S
008	195340	0275	8/25/04	\$250,000	1200	750	7	1956	4	8250	N	N	23234 27TH AV S
008	195340	0525	5/2/03	\$219,000	1200	360	7	1956	4	12204	N	N	23454 26TH AV S
008	093430	0210	4/13/04	\$210,000	1210	500	7	1962	3	7476	N	N	1625 S 258TH ST
008	945620	0121	12/20/04	\$280,000	1220	860	7	2004	3	22427	N	N	24940 16TH AV S
008	360060	0255	7/13/04	\$252,450	1220	1090	7	1990	3	7200	N	N	24035 26TH AV S
008	195340	0150	7/22/04	\$272,000	1220	500	7	1959	4	9000	N	N	23223 27TH AV S
008	360060	0105	3/18/04	\$231,000	1220	700	7	1990	3	6000	N	N	24047 25TH AV S
008	329571	0030	3/25/04	\$260,000	1220	590	7	2001	3	5537	N	N	2220 S 252ND PL
008	360060	0360	7/14/03	\$210,000	1220	0	7	1990	3	7565	N	N	24036 25TH AV S
008	329571	0160	2/21/03	\$241,475	1220	590	7	2002	3	5550	N	N	2211 S 252ND PL
008	282204	9157	2/21/03	\$199,500	1220	700	7	1961	3	7884	N	N	25718 16TH AV S
008	329571	0140	2/20/03	\$240,000	1220	590	7	2002	3	5550	N	N	2221 S 252ND PL
008	752370	0585	7/18/03	\$200,000	1230	0	7	1959	3	8100	N	N	25036 21ST PL S
008	169700	0170	6/17/03	\$190,000	1230	0	7	1968	4	9080	N	N	1918 S 254TH PL
008	360120	0150	9/25/03	\$185,000	1230	0	7	1968	3	6000	N	N	24414 24TH AV S
008	360120	0120	7/7/03	\$184,500	1230	0	7	1968	4	6000	N	N	24438 24TH AV S
008	195340	0330	7/11/03	\$176,000	1240	0	7	1957	3	8250	N	N	23252 28TH AV S
008	769530	0360	7/19/04	\$190,000	1250	0	7	1962	3	8040	N	N	1833 S 246TH PL
008	195340	0020	8/25/03	\$249,500	1250	850	7	1958	3	10439	N	N	23211 25TH AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	509210	0120	2/27/04	\$179,000	1250	0	7	1963	3	8352	N	N	1932 S 244TH ST
008	201100	0320	3/1/04	\$195,000	1260	0	7	1987	3	6486	N	N	1821 S 245TH PL
008	195340	0340	10/28/04	\$269,950	1270	870	7	1959	3	8250	N	N	23404 28TH AV S
008	752370	0635	9/15/03	\$202,500	1270	400	7	1958	3	11974	N	N	25027 21ST AV S
008	195340	0455	10/10/03	\$202,000	1280	0	7	1956	4	8250	N	N	23404 27TH AV S
008	660049	0330	9/30/04	\$204,515	1300	0	7	2004	3	3606	N	N	26720 19TH AV S
008	169700	0320	5/27/04	\$255,000	1300	1300	7	1980	4	11527	N	N	1600 S 254TH PL
008	329571	0040	6/2/04	\$273,950	1300	690	7	2001	3	5450	N	N	2302 S 252ND PL
008	660049	0300	8/19/04	\$203,950	1300	0	7	2004	3	3607	N	N	26714 19TH AV S
008	660049	0020	6/24/04	\$196,950	1300	0	7	2004	3	3606	N	N	26721 19TH AV S
008	195340	0365	1/23/04	\$177,000	1300	0	7	1957	4	8250	N	N	23438 28TH AV S
008	195340	0260	8/10/04	\$226,000	1310	0	7	1956	4	8140	N	N	23256 27TH AV S
008	111300	0480	11/5/03	\$226,600	1310	1010	7	1962	4	7700	N	N	1807 S 266TH PL
008	660049	0340	9/24/04	\$215,821	1330	0	7	2004	3	3608	N	N	26722 19TH AV S
008	660049	0290	7/30/04	\$198,950	1330	0	7	2004	3	3631	N	N	26712 19TH AV S
008	660049	0010	6/21/04	\$198,950	1330	0	7	2004	3	3604	N	N	26723 19TH AV S
008	111300	0020	5/28/04	\$150,000	1360	0	7	1965	2	7875	N	N	1604 S 268TH ST
008	692960	3095	9/18/03	\$190,000	1360	0	7	1978	2	10000	N	N	24334 21ST AV S
008	692960	3130	6/9/03	\$182,000	1360	0	7	1979	4	7500	N	N	24321 22ND AV S
008	168380	0045	2/10/04	\$199,500	1370	0	7	1967	3	7790	N	N	1627 S 244TH PL
008	195340	0250	11/16/04	\$237,500	1380	0	7	1956	4	8250	N	N	23251 28TH AV S
008	169700	0230	11/26/03	\$197,000	1390	0	7	1968	4	8400	N	N	1720 S 254TH PL
008	201100	0380	4/16/04	\$226,450	1400	0	7	1986	3	6540	N	N	1849 S 245TH PL
008	201100	0180	3/1/03	\$219,000	1400	0	7	1986	3	6600	N	N	1836 S 245TH PL
008	201100	0230	2/19/04	\$215,000	1400	0	7	1987	3	6600	N	N	1806 S 245TH PL
008	201100	0180	2/4/03	\$197,000	1400	0	7	1986	3	6600	N	N	1836 S 245TH PL
008	769530	0170	11/20/04	\$242,000	1430	150	7	1962	3	8040	N	N	1838 S 246TH PL
008	168380	0030	9/21/04	\$224,500	1430	0	7	1968	3	7410	N	N	1617 S 244TH PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	360360	0070	9/13/04	\$197,900	1430	0	7	1955	3	6000	N	N	24041 26TH PL S
008	321040	0330	12/1/03	\$226,000	1430	140	7	1962	3	8151	N	N	1633 S 261ST PL
008	360060	1020	7/19/04	\$204,000	1440	0	7	1988	4	6000	N	N	24206 24TH AV S
008	660049	0100	12/22/04	\$219,450	1460	0	7	2004	3	3625	N	N	26705 19TH AV S
008	660049	0070	10/21/04	\$199,950	1460	0	7	2004	3	2943	N	N	26711 19TH AV S
008	788840	0260	10/13/04	\$209,000	1470	0	7	1962	3	10440	N	N	1731 S 262ND PL
008	788830	0240	4/23/04	\$214,900	1470	0	7	1962	4	9310	N	N	1831 S 264TH PL
008	660049	0050	8/19/04	\$228,950	1480	0	7	2004	3	3607	N	N	26715 19TH AV S
008	201100	0250	4/24/03	\$221,900	1490	0	7	1987	3	7421	N	N	1658 S 245TH PL
008	660049	0280	8/9/04	\$206,950	1490	0	7	2004	3	3617	N	N	26622 19TH AV S
008	660049	0090	12/28/04	\$220,950	1510	0	7	2004	3	4603	N	N	26707 19TH AV S
008	660049	0080	11/26/04	\$224,950	1510	0	7	2004	3	4716	N	N	26709 19TH AV S
008	692960	0040	6/16/04	\$237,900	1520	0	7	1989	3	7200	N	N	24028 16TH AV S
008	692960	0720	10/24/03	\$205,000	1520	0	7	1989	3	8000	N	N	24102 17TH AV S
008	945620	0612	9/26/03	\$233,000	1540	720	7	1962	5	11250	N	N	1833 S 250TH ST
008	752370	0565	9/22/03	\$182,000	1540	0	7	1958	3	8989	N	N	25027 21ST PL S
008	788830	0210	7/9/03	\$190,000	1540	0	7	1962	3	7695	N	N	1853 S 264TH PL
008	509210	0250	8/15/03	\$191,950	1550	0	7	1962	3	8136	N	N	1901 S 244TH ST
008	212204	9180	6/4/04	\$220,000	1560	0	7	1992	3	7684	N	N	2131 S 254TH ST
008	660049	0060	7/27/04	\$215,950	1570	0	7	2004	3	3139	N	N	26713 19TH AV S
008	195340	0420	2/25/03	\$194,000	1600	0	7	1957	4	8250	N	N	23458 27TH AV S
008	752390	0310	5/19/04	\$222,000	1600	0	7	1993	3	9720	N	N	1844 S 250TH PL
008	692960	0985	11/2/04	\$235,000	1610	0	7	1988	3	7500	N	N	24028 17TH AV S
008	692960	0080	2/13/04	\$225,000	1620	0	7	1989	3	7200	N	N	24025 17TH AV S
008	692960	3140	12/9/03	\$188,000	1640	0	7	1979	3	7500	N	N	24305 22ND AV S
008	769530	0300	2/13/04	\$185,000	1640	0	7	1962	3	8040	N	N	1659 S 246TH PL
008	201100	0280	11/30/04	\$215,000	1650	0	7	1985	3	8166	N	N	1801 S 245TH PL
008	329571	0130	1/20/03	\$235,000	1660	0	7	2002	3	5550	N	N	2303 S 252ND PL

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Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	752370	0175	5/14/04	\$189,000	1670	0	7	1959	3	8800	N	N	2103 S 249TH PL
008	692960	0495	8/18/03	\$260,000	1690	650	7	1962	3	10184	N	N	1701 S 244TH ST
008	212204	9030	4/23/03	\$241,270	1690	0	7	1994	3	7216	N	N	1602 S 245TH PL
008	169700	0220	5/20/04	\$227,000	1720	0	7	1968	4	8400	N	N	1726 S 254TH PL
008	752370	0490	4/16/04	\$217,000	1720	0	7	1958	3	12830	N	N	2321 S 251ST ST
008	788820	0130	6/7/04	\$204,250	1730	0	7	1961	4	8527	N	N	2000 S 257TH ST
008	788810	0110	7/11/03	\$185,000	1730	0	7	1960	3	7298	N	N	25732 18TH AV S
008	058780	0060	7/29/03	\$221,000	1740	0	7	1996	3	7782	N	N	24416 23RD AV S
008	788840	0270	9/21/04	\$222,500	1920	0	7	1962	3	10696	N	N	1739 S 262ND PL
008	360060	0890	2/26/04	\$224,950	1980	0	7	1999	3	3000	N	N	24303 25TH AV S
008	058780	0130	11/4/04	\$285,000	1990	0	7	1996	3	9995	N	N	24340 22ND PL S
008	660049	0110	11/1/04	\$240,950	2060	0	7	2004	3	3607	N	N	26703 19TH AV S
008	660049	0310	9/1/04	\$244,836	2060	0	7	2004	3	3607	N	N	26716 19TH AV S
008	660049	0320	9/8/04	\$237,950	2060	0	7	2004	3	3607	N	N	26718 19TH AV S
008	660049	0040	8/23/04	\$241,950	2060	0	7	2004	3	3607	N	N	26717 19TH AV S
008	660049	0030	7/27/04	\$228,950	2060	0	7	2004	3	3607	N	N	26719 19TH AV S
008	111300	0160	6/28/04	\$259,950	2080	0	7	2002	3	5250	N	N	26712 17TH PL S
008	329571	0010	3/12/03	\$250,000	2090	0	7	2001	3	5550	N	N	2210 S 252ND PL
008	788810	0020	12/24/03	\$239,700	2110	0	7	1960	4	8141	N	N	25819 18TH AV S
008	788800	0090	11/5/04	\$270,000	2250	460	7	1959	4	8736	N	N	1803 S 259TH ST
008	752390	0290	4/4/03	\$249,950	2410	0	7	1993	3	8593	N	N	1833 S 250TH PL
008	692960	4020	9/12/03	\$233,000	980	650	8	1993	3	7500	N	N	24332 22ND PL S
008	692960	2910	2/13/04	\$250,100	1230	910	8	2004	3	7500	N	N	24105 22ND AV S
008	212204	9194	12/10/04	\$317,000	1500	980	8	2004	3	7895	N	N	2318 S 246TH PL
008	692960	2050	7/2/04	\$220,000	1530	0	8	1998	3	8120	N	N	24017 20TH AV S
008	752390	0040	7/19/04	\$280,000	2080	0	8	1990	3	8644	N	N	25023 18TH AV S
008	752390	0090	9/20/04	\$299,450	2100	0	8	1991	3	7807	N	N	1805 S 251ST PL
008	692960	4335	3/24/04	\$304,000	2120	1570	8	1990	3	7500	N	N	24036 23RD AV S

**Improved Sales Used In This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	212204	9130	1/28/03	\$264,500	2150	0	8	2003	3	7200	N	N	2320 S 246TH PL
008	752390	0120	10/9/03	\$284,950	2200	270	8	1991	3	7700	N	N	1823 S 251ST PL
008	752390	0110	5/27/04	\$274,000	2480	0	8	1991	3	7397	N	N	1817 S 251ST PL
008	212204	9196	8/20/04	\$315,000	2730	0	8	2004	3	7269	N	N	2125 S 252ND ST
008	212204	9198	10/20/04	\$330,000	2760	0	8	2004	3	7270	N	N	25203 22ND AV S0
008	212204	9197	8/25/04	\$325,000	2780	0	8	2004	3	7269	N	N	2127 S 252ND ST0
012	092104	9075	11/9/04	\$160,000	930	0	5	1946	4	12230	N	N	30812 28TH AV S
012	367440	0030	12/30/03	\$147,000	780	0	6	1955	4	9480	N	N	29615 18TH AV S
012	053700	0255	4/15/03	\$239,950	780	390	6	1937	4	8200	N	N	2200 S 308TH ST
012	053700	0315	8/17/03	\$215,000	850	340	6	1941	4	12833	N	N	2018 S 308TH ST
012	367440	0115	11/20/03	\$165,000	890	0	6	1942	4	27370	N	N	29624 18TH AV S
012	422231	0090	3/15/04	\$186,000	960	0	6	1970	4	7600	N	N	28224 20TH AV S
012	053700	0049	7/9/04	\$280,000	970	0	6	1990	3	11284	N	N	2033 S 304TH ST
012	367440	0055	6/29/04	\$159,000	1000	0	6	1952	3	6660	N	N	29633 18TH AV S
012	422231	0680	12/31/04	\$205,000	1030	0	6	1970	3	11118	N	N	28403 20TH AV S
012	053700	0205	9/1/04	\$245,000	1070	0	6	1935	5	8733	N	N	2226 S 308TH ST
012	422231	0100	11/8/04	\$188,000	1120	0	6	1970	4	7030	N	N	2013 S 282ND PL
012	332204	9035	9/21/04	\$186,450	1140	0	6	1936	4	11761	N	N	2614 S 288TH ST
012	231240	0160	5/6/04	\$192,500	1250	0	6	1983	3	9916	N	N	28241 27TH AV S
012	422231	0650	12/16/04	\$201,600	1300	0	6	1970	3	7169	N	N	28319 20TH AV S
012	092104	9170	8/19/04	\$198,000	1670	0	6	1957	3	10725	N	N	31014 28TH AV S
012	053700	0305	7/24/03	\$356,600	780	780	7	1986	3	12371	N	N	2026 S 308TH ST
012	422231	0220	12/10/03	\$193,660	790	590	7	1971	4	7600	N	N	2024 S 282ND ST
012	422231	0320	1/9/04	\$193,350	790	650	7	1973	4	10420	N	N	2022 S 281ST ST
012	195160	0030	3/22/04	\$156,000	830	0	7	1959	3	9724	N	N	25618 29TH AV S
012	422231	0230	7/1/03	\$185,500	870	430	7	1972	4	8568	N	N	2020 S 282ND ST
012	195160	0270	4/23/03	\$156,900	880	0	7	1961	3	8500	N	N	2804 S 259TH PL
012	422200	0010	3/19/04	\$175,000	920	0	7	1966	4	8850	N	N	2005 S 287TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	195160	0130	9/23/03	\$171,500	930	0	7	1959	3	8750	N	N	25603 29TH AV S
012	195110	0055	3/17/04	\$164,990	940	0	7	1959	2	8260	N	N	2904 S 256TH ST
012	365500	0020	10/4/04	\$172,000	940	0	7	1954	4	7800	N	N	2626 S 304TH ST
012	195090	0250	6/24/03	\$170,000	940	0	7	1958	4	8050	N	N	25340 29TH AV S
012	195110	0080	9/9/03	\$159,950	940	0	7	1959	3	7700	N	N	25423 30TH AV S
012	422270	0080	4/25/03	\$180,000	960	0	7	1965	4	7532	N	N	28825 22ND AV S
012	798380	0010	6/8/04	\$190,000	970	0	7	1985	4	8226	N	N	30138 29TH AV S
012	027120	0210	8/25/04	\$192,000	990	0	7	1968	3	7410	N	N	2313 S 286TH ST
012	365500	0220	10/11/04	\$248,000	1010	740	7	1968	3	7200	N	N	30241 25TH PL S
012	798310	0120	7/12/04	\$219,000	1010	480	7	1969	4	11610	N	N	2019 S 299TH ST
012	422250	0400	8/15/03	\$199,950	1010	900	7	1963	3	7350	N	N	28822 23RD PL S
012	422250	0170	4/22/03	\$202,000	1010	600	7	1963	4	7260	N	N	28852 23RD AV S
012	422250	0010	1/21/04	\$190,000	1010	480	7	1963	3	8829	N	N	28805 23RD PL S
012	365500	0280	11/7/03	\$189,950	1010	480	7	1968	3	7300	N	N	2525 S 302ND PL
012	365500	0160	5/16/03	\$194,000	1010	500	7	1968	3	8800	N	N	30201 25TH PL S
012	053700	0370	4/14/04	\$174,000	1010	400	7	1959	4	8000	N	N	2025 S 308TH ST
012	332204	9122	10/20/04	\$215,000	1020	500	7	1957	4	19166	N	N	2312 S 288TH ST
012	751180	0015	11/17/03	\$167,000	1020	0	7	1975	3	8432	N	N	29649 21ST PL S
012	785360	0030	12/3/04	\$200,000	1030	0	7	1982	4	7200	N	N	1846 S 310TH ST
012	092104	9242	11/19/03	\$172,000	1040	0	7	1963	4	6098	N	N	1916 S 308TH ST
012	422220	0130	2/12/04	\$195,000	1040	600	7	1968	3	7526	N	N	2317 S 284TH PL
012	053700	0615	1/24/03	\$175,000	1040	0	7	1980	3	8906	N	N	30824 20TH AV S
012	092104	9199	9/4/03	\$189,950	1040	380	7	1961	3	9147	N	N	1931 S 304TH ST
012	610110	0050	5/4/04	\$182,950	1060	0	7	1965	4	10048	N	N	2536 S 286TH ST
012	422270	0290	7/2/04	\$219,000	1060	900	7	1964	4	7582	N	N	28860 22ND AV S
012	195160	0040	10/29/04	\$212,000	1070	0	7	1959	4	9792	N	N	25624 29TH AV S
012	195090	0295	12/27/04	\$208,500	1070	200	7	1958	4	11970	N	N	2943 S 253RD ST
012	798380	0210	8/26/03	\$213,150	1070	460	7	1981	3	13815	N	N	2803 S 303RD ST



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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	422250	0050	9/17/04	\$214,950	1070	500	7	1964	4	7776	N	N	28809 23RD AV S
012	422231	0340	8/17/04	\$222,000	1070	340	7	1976	4	7560	N	N	2010 S 281ST ST
012	422250	0330	6/18/03	\$199,950	1070	700	7	1963	3	7350	N	N	29020 23RD PL S
012	195150	0045	6/26/03	\$166,500	1070	0	7	1959	4	10050	N	N	25337 31ST AV S
012	798310	0160	6/23/04	\$195,000	1080	0	7	1969	4	7245	N	N	29915 21ST AV S
012	757560	0560	9/11/03	\$183,500	1080	0	7	1986	3	7287	N	N	2648 S 276TH ST
012	422230	0010	11/16/04	\$220,000	1090	460	7	1968	3	9450	N	N	2203 S 282ND ST
012	027120	0160	7/14/04	\$224,500	1090	530	7	1969	3	7700	N	N	2212 S 287TH ST
012	304020	0180	9/25/04	\$220,000	1090	0	7	1955	3	32165	N	N	1846 S 296TH ST
012	422230	0070	4/21/03	\$199,900	1090	530	7	1968	4	8670	N	N	2204 S 282ND ST
012	730320	0050	12/5/03	\$186,500	1100	0	7	1979	3	7644	N	N	28409 29TH PL S
012	422250	0390	6/25/03	\$200,950	1100	680	7	1963	4	7350	N	N	28832 23RD PL S
012	195150	0060	4/27/04	\$240,000	1110	800	7	1977	4	9000	N	N	25321 31ST AV S
012	422290	0070	3/29/04	\$209,000	1110	500	7	1968	3	7209	N	N	2206 S 292ND ST
012	422260	0080	6/4/03	\$195,000	1110	440	7	1968	4	8934	N	N	2339 S 292ND ST
012	798380	0220	6/11/03	\$174,900	1110	0	7	1981	3	8157	N	N	2809 S 303RD ST
012	751180	0040	7/27/04	\$225,000	1120	580	7	1963	3	10608	N	N	29625 21ST PL S
012	798290	0330	6/25/03	\$179,950	1120	0	7	1968	4	7848	N	N	2038 S 301ST PL
012	042104	9127	12/7/04	\$242,950	1130	800	7	1956	4	17424	N	N	2038 S 304TH ST
012	422292	0060	6/17/04	\$237,500	1140	500	7	1973	4	8657	N	N	2352 S 292ND ST
012	422200	0040	6/11/03	\$196,500	1140	610	7	1967	3	8400	N	N	2023 S 287TH PL
012	726320	0015	11/10/04	\$194,000	1150	0	7	1969	4	30996	N	N	29921 MILITARY RD
012	231240	0200	6/24/04	\$232,500	1150	360	7	1990	3	10875	N	N	28216 MILITARY RD S
012	092104	9251	7/23/03	\$181,000	1150	0	7	1954	3	42488	N	N	30802 28TH AV S
012	798380	0270	4/14/04	\$232,000	1160	290	7	1985	3	10031	N	N	30308 29TH CT S
012	798290	0060	8/26/04	\$259,950	1170	1170	7	1968	4	8640	N	N	30212 21ST AV S
012	053700	0185	7/23/03	\$360,000	1170	1170	7	1962	4	9471	N	N	2246 S 308TH ST
012	798290	0150	6/26/03	\$215,000	1170	620	7	1968	3	8288	N	N	30233 21ST AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	053700	0601	6/8/04	\$175,000	1170	0	7	1966	4	8393	N	N	2004 S 310TH ST
012	053700	0617	8/12/03	\$170,000	1170	0	7	1959	4	10778	N	N	30822 20TH AV S
012	798280	0020	11/21/03	\$220,000	1180	500	7	1992	3	7201	N	N	2012 S 302ND PL
012	422250	0080	11/18/04	\$164,200	1180	0	7	1963	3	7350	N	N	28839 23RD AV S
012	053700	0592	3/28/03	\$200,000	1180	840	7	1978	3	9485	N	N	31014 20TH AV S
012	111700	0100	10/13/04	\$213,000	1190	0	7	1981	4	9990	N	N	28249 28TH AV S
012	798510	0100	8/24/04	\$246,500	1190	340	7	1988	3	8061	N	N	30312 24TH PL S
012	768380	0214	10/27/03	\$205,000	1190	400	7	1962	4	10200	N	N	29818 23RD AV S
012	768220	0350	5/25/04	\$219,900	1190	840	7	1965	4	8700	N	N	29816 25TH PL S
012	757560	0590	4/21/03	\$197,000	1190	0	7	1986	3	5246	N	N	2636 S 276TH ST
012	422210	0110	6/15/04	\$212,000	1200	0	7	1967	3	9570	N	N	28504 23RD AV S
012	552900	0040	12/28/04	\$213,220	1200	0	7	1968	4	7272	N	N	2521 S 286TH ST
012	422210	0390	3/23/04	\$182,000	1200	0	7	1967	4	8510	N	N	2116 S 286TH ST
012	332204	9163	11/11/04	\$198,000	1220	0	7	1965	3	9000	N	N	2828 S 288TH ST
012	422290	0030	8/25/04	\$194,000	1220	0	7	1968	3	7210	N	N	2234 S 292ND ST
012	422220	0060	10/25/04	\$215,000	1220	330	7	1967	3	7526	N	N	2215 S 284TH PL
012	422210	0230	8/29/03	\$189,000	1220	0	7	1967	4	8140	N	N	2010 S 285TH ST
012	422220	0550	8/20/04	\$226,000	1220	650	7	1968	4	7800	N	N	28413 22ND AV S
012	422220	0500	4/21/03	\$176,950	1220	0	7	1968	3	7490	N	N	28305 22ND AV S
012	042104	9159	8/30/04	\$162,000	1220	0	7	1965	2	11250	N	N	1859 S 288TH ST
012	367430	0090	9/30/03	\$210,000	1220	1170	7	1969	3	7232	N	N	29909 20TH AV S
012	027120	0230	7/21/04	\$204,500	1230	0	7	1968	3	7400	N	N	28521 24TH AV S
012	672050	0040	11/24/04	\$234,000	1230	400	7	1965	3	8100	N	N	29422 18TH AV S
012	027120	0070	8/3/04	\$189,950	1230	0	7	1968	4	7776	N	N	2243 S 287TH ST
012	027120	0230	12/22/03	\$184,500	1230	0	7	1968	3	7400	N	N	28521 24TH AV S
012	027120	0230	5/10/03	\$166,450	1230	0	7	1968	3	7400	N	N	28521 24TH AV S
012	768220	0040	12/22/04	\$225,000	1250	680	7	1966	3	10816	N	N	29829 24TH PL S
012	798440	0140	1/14/03	\$167,500	1250	0	7	1955	3	11100	N	N	2612 S 311TH ST

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	768220	0190	9/23/03	\$209,000	1260	630	7	1965	3	8750	N	N	29819 25TH PL S
012	092104	9080	3/10/03	\$254,000	1260	0	7	1975	4	9583	N	N	30511 28TH AV S
012	768220	0090	7/29/03	\$185,000	1260	400	7	1966	4	6400	N	N	29852 24TH PL S
012	422270	0270	2/24/04	\$225,000	1270	600	7	1964	3	8276	N	N	29014 22ND AV S
012	768380	0200	6/28/04	\$210,000	1270	0	7	1947	3	32175	N	N	2223 S 298TH ST
012	730320	0180	7/30/04	\$203,500	1290	0	7	1980	3	6930	N	N	2834 S 285TH PL
012	730320	0100	7/26/04	\$198,000	1290	0	7	1979	3	7216	N	N	2804 S 284TH PL
012	422280	0310	9/11/03	\$185,000	1290	0	7	1966	4	8064	N	N	28832 21ST AV S
012	730320	0140	8/19/03	\$190,800	1290	0	7	1979	3	7208	N	N	2825 S 284TH PL
012	422280	0150	6/14/04	\$205,000	1290	840	7	1966	4	8697	N	N	28917 20TH AV S
012	746690	0030	7/23/03	\$182,500	1290	0	7	1966	4	9440	N	N	28701 26TH AV S
012	757561	0590	1/10/03	\$219,000	1290	310	7	1986	3	7821	N	N	2539 S 279TH PL
012	730320	0120	6/20/03	\$177,950	1290	0	7	1979	3	7200	N	N	2813 S 284TH PL
012	746690	0120	9/17/04	\$212,500	1300	0	7	1962	4	9438	N	N	28437 26TH AV S
012	042104	9121	8/24/04	\$270,000	1300	400	7	1985	3	24393	N	N	2416 S 304TH ST
012	422200	0300	4/21/03	\$183,000	1300	0	7	1966	3	7920	N	N	28503 20TH AV S
012	798300	0200	8/31/04	\$187,500	1300	0	7	1968	4	8284	N	N	2048 S 301ST ST
012	422210	0260	2/14/03	\$175,000	1300	0	7	1967	4	8436	N	N	2027 S 285TH ST
012	422200	0370	7/21/04	\$172,500	1300	0	7	1966	3	7920	N	N	28553 20TH AV S
012	660300	0030	2/26/03	\$174,000	1300	0	7	1967	3	8976	N	N	29634 21ST PL S
012	941480	0010	8/10/04	\$230,000	1310	780	7	1978	4	7420	N	N	2414 S 298TH ST
012	798380	0140	8/26/04	\$220,000	1310	800	7	1981	3	9092	N	N	30223 29TH AV S
012	053700	0320	6/3/04	\$315,000	1320	640	7	1958	4	13448	N	N	2014 S 308TH ST
012	053700	0400	8/26/03	\$245,000	1320	720	7	1990	3	8000	N	N	2045 S 308TH ST
012	798300	0160	3/12/03	\$174,000	1320	0	7	1968	3	7524	N	N	2016 S 301ST ST
012	730320	0490	10/1/03	\$200,000	1320	670	7	1945	4	21923	N	N	3007 S 284TH ST
012	399900	0160	2/4/03	\$185,450	1320	0	7	1954	3	7666	N	N	2806 S 288TH ST
012	053700	0566	5/19/04	\$200,000	1330	0	7	1966	3	8393	N	N	30837 22ND AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	798290	0080	9/20/04	\$224,950	1340	0	7	1968	3	7840	N	N	30220 21ST AV S
012	798440	0190	5/28/03	\$183,237	1340	0	7	1955	4	11250	N	N	31017 26TH AV S
012	422280	0270	9/25/03	\$229,200	1350	960	7	1966	4	10557	N	N	2001 S 291ST ST
012	356820	0120	10/24/03	\$195,000	1350	0	7	1988	3	9691	N	N	28121 29TH AV S
012	768220	0160	12/12/03	\$214,900	1350	630	7	1966	4	7360	N	N	29800 24TH PL S
012	757560	0100	10/27/04	\$269,500	1360	730	7	1987	3	10834	N	N	27609 25TH DR S
012	746690	0240	5/24/04	\$205,000	1360	0	7	1961	3	9750	N	N	28450 26TH AV S
012	422220	0010	1/27/03	\$179,950	1360	0	7	1971	3	8480	N	N	2005 S 284TH PL
012	798290	0320	11/13/03	\$189,000	1360	0	7	1968	4	7848	N	N	2032 S 301ST PL
012	367440	0220	9/3/03	\$220,000	1360	1360	7	1969	4	10010	N	N	29621 20TH AV S
012	798440	0040	10/22/03	\$182,000	1360	0	7	1956	3	9000	N	N	30915 28TH AV S
012	195110	0025	10/21/03	\$168,250	1360	0	7	1959	4	8750	N	N	25435 29TH AV S
012	798510	0190	1/14/03	\$183,000	1360	0	7	1988	3	7293	N	N	30329 24TH PL S
012	798380	0170	8/21/03	\$195,000	1370	0	7	1981	3	10316	N	N	30222 28TH LN S
012	730320	0010	9/17/03	\$237,500	1380	670	7	1979	3	7326	N	N	2803 S 284TH ST
012	195160	0110	9/13/04	\$182,000	1380	0	7	1959	3	9800	N	N	25672 29TH AV S
012	139780	0040	3/1/04	\$172,000	1380	0	7	1957	4	11210	N	N	26904 28TH AV S
012	195150	0080	12/17/03	\$166,000	1380	0	7	1959	3	15840	N	N	25338 31ST AV S
012	798380	0180	8/29/03	\$196,000	1390	0	7	1983	3	8219	N	N	30216 28TH LN S
012	757561	0360	7/21/04	\$227,500	1390	290	7	1987	3	6691	N	N	2318 S 278TH CT
012	768380	0218	9/18/03	\$175,000	1400	0	7	1962	4	10650	N	N	2326 S 300TH ST
012	757560	0530	8/11/03	\$215,000	1410	0	7	1987	3	5302	N	N	2647 S 276TH ST
012	111700	0090	10/14/04	\$191,200	1420	0	7	1960	4	9990	N	N	2720 S 284TH ST
012	798440	0045	8/24/04	\$156,500	1420	0	7	1956	4	9000	N	N	2640 S 310TH ST
012	757561	0700	12/30/03	\$211,000	1430	0	7	1988	3	8110	N	N	27812 25TH DR S
012	422210	0100	10/17/03	\$215,990	1430	500	7	1967	3	8580	N	N	28514 23RD AV S
012	356820	0110	4/8/04	\$215,000	1430	480	7	1988	3	8897	N	N	28115 29TH AV S
012	757562	0350	11/4/04	\$225,000	1440	0	7	1990	3	6541	N	N	27803 20TH PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	195090	0260	3/12/04	\$202,500	1450	0	7	1956	4	8050	N	N	25324 29TH AV S
012	757562	0380	9/9/03	\$201,500	1450	0	7	1990	3	5216	N	N	27815 20TH PL S
012	757560	0420	4/26/04	\$219,000	1460	0	7	1987	3	5250	N	N	27634 26TH AV S
012	768220	0120	4/13/04	\$211,500	1460	0	7	1968	3	7200	N	N	29832 24TH PL S
012	195090	0140	7/17/03	\$178,000	1470	0	7	1958	3	7000	N	N	3005 S 252ND ST
012	757562	0470	6/9/04	\$226,250	1490	0	7	1990	3	15872	N	N	2013 S 279TH ST
012	092104	9091	4/7/04	\$233,950	1490	660	7	1966	4	9274	N	N	30414 28TH AV S
012	757562	0410	10/18/04	\$230,000	1500	0	7	1991	3	5000	N	N	27827 20TH PL S
012	798510	0170	7/25/03	\$225,000	1510	500	7	1988	3	7201	N	N	30317 24TH PL S
012	757560	0690	9/25/03	\$220,000	1520	480	7	1986	3	6036	N	N	27526 26TH AV S
012	053700	0080	4/9/03	\$315,000	1520	1080	7	1965	4	8800	N	N	2107 S 304TH ST
012	053700	0620	7/16/04	\$186,000	1520	0	7	1957	4	10100	N	N	31034 20TH AV S
012	768380	0145	3/8/04	\$212,000	1530	0	7	1959	4	10200	N	N	29646 20TH AV S
012	768380	0099	10/14/04	\$198,000	1530	0	7	1960	4	9880	N	N	2212 S 298TH ST
012	290890	0030	2/23/04	\$227,000	1540	0	7	1998	3	3915	N	N	2718 S 268TH PL
012	798280	0040	4/27/04	\$230,000	1540	0	7	1992	3	7184	N	N	2022 S 302ND PL
012	290890	0240	7/28/03	\$212,000	1540	0	7	1998	3	3626	N	N	2721 S 269TH ST
012	422220	0110	8/15/03	\$192,400	1550	0	7	1968	4	7526	N	N	2303 S 284TH PL
012	798290	0170	8/20/04	\$224,450	1550	420	7	1968	4	7210	N	N	30221 21ST AV S
012	757562	0610	4/2/03	\$209,000	1550	120	7	1989	3	6107	N	N	27928 21ST AV S
012	422200	0070	6/25/04	\$219,900	1560	0	7	1966	4	7480	N	N	28632 21ST AV S
012	757562	0450	4/9/04	\$211,500	1560	0	7	1990	3	5621	N	N	2006 S 279TH PL
012	422290	0170	3/6/03	\$179,000	1580	0	7	1968	4	9240	N	N	2035 S 292ND ST
012	798380	0100	8/30/04	\$245,000	1600	0	7	1983	4	7083	N	N	30133 29TH AV S
012	422200	0060	7/12/04	\$224,500	1600	0	7	1967	3	12180	N	N	28638 21ST AV S
012	757561	0610	6/10/04	\$214,000	1600	0	7	1986	3	5048	N	N	2526 S 279TH PL
012	053700	0553	6/22/03	\$219,950	1600	0	7	1994	3	7259	N	N	31019 24TH CT S
012	757560	0180	1/8/04	\$219,950	1610	0	7	1987	3	5281	N	N	27602 25TH DR S

**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	422260	0060	8/1/03	\$213,000	1610	1170	7	1968	4	8749	N	N	2325 S 292ND ST
012	757560	0430	3/25/04	\$220,000	1620	0	7	1987	3	5250	N	N	27628 26TH AV S
012	768380	0015	9/3/04	\$217,500	1630	0	7	1963	4	10920	N	N	2666 S 298TH ST
012	422300	0110	12/6/04	\$232,360	1640	0	7	1966	4	9240	N	N	29035 19TH AV S
012	757560	0580	7/22/04	\$229,950	1650	0	7	1988	3	5148	N	N	2640 S 276TH ST
012	422300	0200	1/24/03	\$196,550	1650	0	7	1966	5	9323	N	N	1925 S 291ST PL
012	053700	0145	3/2/04	\$313,000	1650	560	7	1930	5	17559	N	N	2309 S 304TH ST
012	768380	0021	10/21/04	\$310,000	1660	1600	7	1997	3	31039	N	N	2622 S 298TH ST
012	757561	0390	6/24/03	\$232,950	1660	480	7	1986	3	5627	N	N	2306 S 278TH CT
012	422280	0250	10/21/04	\$235,000	1670	0	7	1966	4	7519	N	N	2021 S 291ST ST
012	290890	0130	10/10/03	\$226,190	1670	0	7	1998	3	4541	N	N	2716 S 269TH ST
012	290890	0140	5/12/04	\$225,000	1670	0	7	1998	3	4230	N	N	26825 27TH PL S
012	422280	0020	5/27/04	\$214,000	1670	0	7	1965	4	7200	N	N	28811 21ST AV S
012	422280	0230	6/16/04	\$211,800	1670	0	7	1966	3	7733	N	N	2009 S 291ST ST
012	757560	0370	7/21/04	\$230,000	1670	0	7	1987	3	8296	N	N	27668 26TH AV S
012	757560	0230	7/20/04	\$226,000	1670	0	7	1988	3	5009	N	N	27520 25TH DR S
012	027120	0130	5/13/04	\$217,950	1690	0	7	1969	3	7700	N	N	2230 S 287TH ST
012	746690	0040	8/15/03	\$209,950	1690	0	7	1960	3	9520	N	N	28635 26TH AV S
012	422220	0140	4/23/04	\$191,500	1690	0	7	1968	3	7526	N	N	2325 S 284TH PL
012	422210	0020	5/8/03	\$206,000	1700	0	7	1967	3	9120	N	N	2121 S 286TH ST
012	195110	0020	9/20/04	\$218,550	1720	0	7	1959	3	8750	N	N	25427 29TH AV S
012	757561	0050	7/23/03	\$212,000	1720	0	7	1988	3	5905	N	N	27727 25TH DR S
012	757562	0690	7/23/04	\$250,000	1730	0	7	1988	3	5700	N	N	2111 S 279TH PL
012	757561	0170	9/9/03	\$238,000	1730	480	7	1988	3	13235	N	N	27728 23RD AV S
012	422250	0130	8/5/03	\$201,250	1740	0	7	1964	4	7260	N	N	29024 23RD AV S
012	757562	0460	8/12/04	\$233,500	1750	0	7	1987	3	16233	N	N	2007 S 279TH PL
012	422200	0250	8/29/03	\$197,000	1770	0	7	1967	3	8136	N	N	28510 20TH AV S
012	422210	0360	4/23/04	\$259,950	1780	0	7	1967	4	8436	N	N	2138 S 286TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	757560	0210	3/4/04	\$223,000	1780	0	7	1987	3	5046	N	N	27536 25TH DR S
012	798440	0065	1/8/03	\$195,000	1790	0	7	1955	4	11109	N	N	2603 S 309TH ST
012	195110	0085	3/30/04	\$200,000	1800	0	7	1959	4	8811	N	N	25415 30TH AV S
012	798280	0050	1/13/03	\$220,000	1800	0	7	1992	3	8290	N	N	2026 S 302ND PL
012	231240	0230	12/29/03	\$217,500	1810	0	7	1992	3	12000	N	N	28236 MILITARY RD S
012	757562	0130	5/28/04	\$293,500	1820	0	7	1996	3	10362	N	N	2108 S 277TH PL
012	757562	0140	1/16/04	\$260,000	1820	0	7	1996	3	10804	N	N	2104 S 277TH PL
012	053700	0410	3/22/04	\$265,000	1830	0	7	1986	3	13400	N	N	2055 S 308TH ST
012	757560	0400	4/26/03	\$214,950	1830	0	7	1987	3	5207	N	N	27646 26TH AV S
012	757561	0220	8/20/04	\$240,000	1840	0	7	1989	3	5166	N	N	27708 23RD AV S
012	757561	0190	5/16/03	\$214,000	1840	0	7	1989	3	5047	N	N	27720 23RD AV S
012	757560	0030	6/2/03	\$222,500	1850	0	7	1985	3	5578	N	N	27535 25TH DR S
012	757562	0730	8/13/03	\$268,000	1900	0	7	1988	4	7828	N	N	2135 S 279TH PL
012	042104	9164	2/25/03	\$196,000	1930	0	7	1963	4	12000	N	N	30217 23RD AV S
012	768380	0022	3/11/03	\$237,500	1950	0	7	1950	5	10773	N	N	2628 S 298TH ST
012	092104	9073	4/5/04	\$344,700	1960	0	7	1941	4	10890	N	N	2623 S 304TH ST
012	746690	0090	10/6/03	\$195,000	1970	0	7	1961	4	9520	N	N	28461 26TH AV S
012	422300	0090	2/27/03	\$211,500	2160	0	7	1966	3	9240	N	N	29021 19TH AV S
012	768220	0330	10/2/03	\$230,000	2200	0	7	1965	4	15706	N	N	29828 26TH AV S
012	746690	0110	8/23/04	\$267,700	2320	0	7	1962	4	9438	N	N	28441 26TH AV S
012	746690	0290	12/1/04	\$267,500	2510	0	7	1961	4	9396	N	N	28630 26TH AV S
012	798480	0130	11/20/03	\$215,000	1100	600	8	1966	3	10230	N	N	30261 27TH AV S
012	798500	0280	12/17/03	\$214,950	1120	570	8	1967	3	7345	N	N	30110 26TH PL S
012	798500	0220	10/31/03	\$216,000	1180	360	8	1967	3	8750	N	N	2615 S 302ND ST
012	720440	0010	5/17/04	\$255,000	1250	720	8	2000	3	11809	N	N	27605 21ST PL S
012	231240	0210	12/16/03	\$215,000	1290	430	8	1991	3	14250	N	N	28224 MILITARY RD S
012	231240	0210	1/14/03	\$200,000	1290	430	8	1991	3	14250	N	N	28224 MILITARY RD S
012	798490	0170	4/20/04	\$210,000	1320	0	8	1966	4	7800	N	N	2706 S 301ST ST

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	798480	0200	11/2/04	\$269,000	1340	750	8	1965	3	8140	N	N	30207 27TH AV S
012	798500	0170	4/21/04	\$215,500	1370	480	8	1967	3	7150	N	N	2621 S 301ST ST
012	053700	0175	10/15/03	\$390,000	1380	1380	8	1980	3	10488	N	N	2256 S 308TH ST
012	092104	9243	4/15/04	\$255,000	1380	1300	8	1967	3	19199	N	N	30815 28TH AV S
012	042104	9143	7/16/03	\$179,950	1560	0	8	1960	4	11880	N	N	2226 S 304TH ST
012	798490	0210	6/28/04	\$227,000	1600	0	8	1966	4	8400	N	N	30005 28TH PL S
012	365500	0270	5/28/03	\$258,500	1600	640	8	1981	3	13200	N	N	2513 S 302ND PL
012	326080	0010	6/1/04	\$315,000	1600	1120	8	1999	3	8254	N	N	28197 26TH AV S
012	798490	0010	8/20/03	\$185,000	1600	0	8	1965	3	8632	N	N	2831 S 301ST ST
012	092104	9263	11/9/03	\$360,000	1640	630	8	1975	4	14996	N	N	30617 28TH AV S
012	053700	0390	3/21/03	\$210,000	1680	430	8	1974	4	16000	N	N	2035 S 308TH ST
012	796820	0020	11/22/04	\$330,000	1750	1170	8	2003	3	7228	N	N	S 275TH PL
012	796820	0020	10/15/03	\$293,900	1750	1170	8	2003	3	7228	N	N	S 275TH PL
012	231240	0220	1/23/04	\$260,000	1830	0	8	1998	3	7500	N	N	28230 MILITARY RD S
012	326080	0280	8/4/03	\$320,000	1840	0	8	1998	3	7219	N	N	2284 S 280TH PL
012	757562	0680	7/30/03	\$246,000	1840	0	8	1989	3	7940	N	N	2105 S 279TH PL
012	326080	0110	4/21/03	\$285,500	1850	0	8	1997	3	7266	N	N	28132 24TH PL S
012	131000	0060	6/19/03	\$235,000	1890	0	8	1992	3	8245	N	N	29423 19TH PL S
012	131000	0050	3/11/03	\$227,900	1890	0	8	1991	3	8619	N	N	29420 19TH PL S
012	868040	0440	12/29/03	\$287,599	1930	0	8	2003	3	6152	N	N	2968 S 298TH ST
012	868040	0190	5/28/03	\$242,975	1930	0	8	2003	3	5664	N	N	2956 S 296TH ST
012	868040	0320	9/4/03	\$256,959	1940	0	8	2003	3	5002	N	N	2969 S 296TH ST
012	868040	0270	2/11/04	\$251,000	1940	0	8	2003	3	7537	N	N	2949 S 296TH PL
012	868040	0310	12/24/03	\$248,677	1940	0	8	2003	3	5003	N	N	2959 S 296TH PL
012	868040	0220	2/25/04	\$247,990	1940	0	8	2003	3	5550	N	N	2940 S 296TH ST
012	868040	0300	12/26/03	\$247,990	1940	0	8	2003	3	5005	N	N	2957 S 296TH PL
012	868040	0290	1/2/04	\$247,000	1940	0	8	2003	3	5192	N	N	2955 S 296TH PL
012	868040	0130	1/22/04	\$245,990	1940	0	8	2003	3	5002	N	N	2992 S 296TH ST



**Improved Sales Used In This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	868040	0100	12/23/03	\$247,490	1940	0	8	2003	3	5302	N	N	29610 30TH AV S
012	053700	0505	11/8/04	\$322,000	2010	1380	8	1980	3	8175	N	N	31009 24TH AV S
012	326080	0240	3/11/03	\$275,000	2010	0	8	1998	3	7269	N	N	28054 23RD AV S
012	326081	0160	1/21/03	\$287,500	2010	0	8	2000	3	9969	N	N	2372 S 284TH CT
012	332204	9137	12/16/03	\$200,500	2020	0	8	1961	4	21300	N	N	2220 S 288TH ST
012	720440	0050	5/17/04	\$251,000	2050	0	8	2000	3	15007	N	N	27640 21ST PL S
012	796820	0110	9/15/03	\$258,900	2055	0	8	2003	3	7408	N	N	2720 S 275TH PL
012	092104	9264	3/13/03	\$395,000	2060	780	8	1975	3	12500	N	N	30619 28TH AV S
012	326081	0020	9/9/03	\$260,000	2080	0	8	2000	3	9026	N	N	28210 26TH AV S
012	796820	0130	8/11/03	\$268,678	2090	0	8	2003	3	7293	N	N	2716 S 275TH PL
012	868040	0090	10/22/03	\$268,781	2090	0	8	2003	3	5083	N	N	29724 30TH AV S
012	868040	0060	8/21/03	\$249,990	2090	0	8	2003	3	5000	N	N	29774 30TH AV S
012	868040	0450	4/22/04	\$297,000	2100	0	8	2003	3	5240	N	N	2948 S 298TH ST
012	868040	0380	4/11/03	\$251,990	2100	0	8	2003	3	5000	N	N	29791 30TH AV S
012	868040	0360	5/8/03	\$250,000	2100	0	8	2003	3	5212	N	N	29747 30TH AV S
012	326081	0600	12/12/03	\$341,250	2130	950	8	2001	3	7903	N	N	28072 26TH AV S
012	868040	0010	10/28/04	\$265,000	2140	0	8	2003	3	5058	N	N	29894 30TH AV S
012	868040	0240	3/21/03	\$258,250	2140	0	8	2003	3	5913	N	N	2943 S 296TH PL
012	868040	0340	9/4/03	\$254,000	2140	0	8	2003	3	5033	N	N	2987 S 296TH ST
012	868040	0150	11/24/03	\$253,500	2140	0	8	2003	3	5000	N	N	2980 S 296TH ST
012	868040	0460	12/17/03	\$252,990	2140	0	8	2003	3	5001	N	N	2928 S 298TH ST
012	868040	0350	9/15/03	\$252,000	2140	0	8	2003	3	5020	N	N	2991 S 296TH ST
012	868040	0080	8/19/03	\$251,985	2140	0	8	2003	3	5000	N	N	29738 30TH AV S
012	868040	0400	2/27/03	\$247,956	2140	0	8	2003	3	5000	N	N	29853 30TH AV S
012	868040	0110	12/31/03	\$249,950	2140	0	8	2003	3	5166	N	N	2716 S 275TH PL
012	868040	0050	11/4/03	\$248,000	2140	0	8	2003	3	5000	N	N	29792 30TH AV S
012	868040	0010	2/19/03	\$247,400	2140	0	8	2003	3	5058	N	N	29894 30TH AV S
012	868040	0120	2/13/04	\$248,990	2140	0	8	2004	3	5261	N	N	2996 S 296TH ST

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	131000	0140	4/13/04	\$235,000	2150	0	8	1995	3	7322	N	N	29317 19TH PL S
012	042104	9113	4/15/04	\$226,000	2170	340	8	1954	4	15246	N	N	30224 23RD AV S
012	326080	0200	10/19/04	\$312,000	2180	0	8	1998	3	7235	N	N	28003 24TH PL S
012	326080	0170	4/24/03	\$295,000	2180	0	8	1998	3	8757	N	N	28131 24TH PL S
012	326081	0580	6/11/03	\$283,950	2190	0	8	2000	3	7258	N	N	2511 S 283RD PL
012	326081	0170	8/22/03	\$297,500	2190	0	8	2000	3	8484	N	N	2358 S 284TH CT
012	326081	0390	6/5/03	\$281,000	2200	0	8	2000	3	7269	N	N	2395 S 284TH PL
012	796820	0090	8/19/04	\$307,000	2210	0	8	2003	3	7214	N	N	2719 S 275TH PL
012	796820	0160	10/14/03	\$271,500	2210	0	8	2003	3	7247	N	N	2708 S 275TH PL
012	796820	0030	10/14/03	\$269,900	2210	0	8	2003	3	7206	N	N	2613 S 275TH PL
012	796820	0090	8/8/03	\$265,900	2210	0	8	2003	3	7214	N	N	2719 S 275TH PL
012	796820	0010	5/23/03	\$262,000	2210	0	8	2003	3	7213	N	N	2603 S 276TH PL
012	796820	0140	6/12/03	\$267,900	2240	0	8	2003	3	7201	N	N	2714 S 275TH PL
012	326081	0250	3/20/03	\$305,000	2240	0	8	2000	3	7205	N	N	28281 23RD AV S
012	796820	0170	11/10/04	\$323,000	2270	0	8	2003	3	7243	N	N	2620 S 275TH PL
012	796820	0170	6/26/03	\$287,725	2270	0	8	2003	3	7243	N	N	2620 S 275TH PL
012	796820	0060	7/15/03	\$273,900	2270	0	8	2003	3	7203	N	N	2711 S 275TH PL
012	796820	0070	7/30/03	\$283,500	2280	0	8	2003	3	7246	N	N	2713 S 275TH PL
012	326080	0120	6/10/04	\$345,000	2360	0	8	1998	3	8222	N	N	28144 24TH PL S
012	326080	0380	5/29/03	\$295,000	2360	0	8	1997	3	9361	N	N	2424 S 280TH PL
012	796820	0100	9/15/03	\$272,900	2360	0	8	2003	3	7272	N	N	2721 S 275TH PL
012	796820	0080	8/5/03	\$267,500	2360	0	8	2003	3	7214	N	N	2717 S 275TH PL
012	326080	0320	7/22/03	\$285,000	2360	0	8	1998	3	8375	N	N	2342 S 280TH PL
012	796820	0120	8/21/03	\$294,500	2370	0	8	2003	3	9490	N	N	2718 S 275TH PL
012	796820	0150	9/10/03	\$281,500	2375	0	8	2003	3	7252	N	N	2712 S 275TH PL
012	796820	0180	6/26/03	\$284,900	2380	0	8	2003	3	7316	N	N	2614 S 275TH PL
012	796820	0050	8/28/03	\$283,000	2380	0	8	2003	3	7203	N	N	2705 S 275TH PL
012	326081	0550	10/16/03	\$331,000	2450	0	8	1999	3	8770	N	N	2455 S 283RD PL

***Improved Sales Used In This Physical Inspection Analysis  
Area 26***

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	326080	0210	6/23/04	\$325,000	2480	0	8	1998	3	8065	N	N	2351 S 280TH PL
012	868040	0180	2/25/03	\$290,990	2620	0	8	2003	3	5255	N	N	2964 S 296TH ST
012	868040	0330	7/2/03	\$275,000	2620	0	8	2003	3	5004	N	N	2973 S 296TH ST
012	868040	0170	4/2/03	\$274,990	2620	0	8	2003	3	5000	N	N	2966 S 296TH ST
012	868040	0140	8/26/03	\$273,689	2620	0	8	2003	3	5001	N	N	2986 S 296TH ST
012	868040	0370	7/2/03	\$270,000	2620	0	8	2003	3	5000	N	N	29773 30TH AV S
012	868040	0280	1/13/03	\$267,990	2620	0	8	2003	3	6390	N	N	2963 S 296TH PL
012	868040	0040	5/6/03	\$264,990	2620	0	8	2003	3	5000	N	N	29840 30TH AV S
012	868040	0070	3/18/03	\$260,000	2620	0	8	2003	3	5000	N	N	29750 30TH AV S
012	868040	0020	4/1/03	\$259,990	2620	0	8	2003	3	5000	N	N	29872 30TH AV S
012	868040	0470	12/28/03	\$277,601	2640	0	8	2003	3	11740	N	N	2919 S 298TH ST
012	868040	0200	9/23/03	\$269,990	2640	0	8	2003	3	5021	N	N	2954 S 296TH ST

**Improved Sales Removed From This Physical Inspection Analysis**

**Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	057600	0931	12/28/04	\$580,000	NON-REPRESENTATIVE SALE
003	057600	1000	3/19/03	\$185,000	Diagnostic Outlier
003	058760	0100	8/23/04	\$83,350	QUIT CLAIM DEED;
003	082204	9011	2/17/04	\$193,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	092204	9136	8/25/03	\$175,000	Diagnostic Outlier
003	092204	9210	10/28/04	\$203,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	092204	9358	1/22/03	\$164,950	Diagnostic Outlier
003	162204	9003	12/16/03	\$6,000	QUIT CLAIM DEED;
003	162204	9084	2/23/04	\$178,960	FORCED SALE
003	162204	9133	4/29/04	\$165,144	RELATED PARTY, FRIEND, OR NEIGHBOR
003	162204	9154	9/11/03	\$170,250	CORPORATE AFFILIATES
003	162204	9154	7/16/03	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	162204	9213	2/11/03	\$197,500	Previous AV not at 100%
003	201140	0572	12/18/03	\$284,950	Diagnostic Outlier
003	201140	0610	3/1/04	\$425,000	Diagnostic Outlier
003	201140	0729	5/3/04	\$225,000	Diagnostic Outlier
003	201140	0781	12/16/04	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	215640	0022	8/27/03	\$199,500	CONTRACT OR CASH SALE
003	215640	0103	9/12/03	\$28,000	PARTIAL INTEREST (103, 102, Etc.); A
003	321080	0250	10/2/03	\$207,000	QUIT CLAIM DEED
003	321080	0300	10/26/04	\$256,000	FORCED SALE
003	605240	0085	5/12/03	\$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	605240	0745	4/23/03	\$247,000	Diagnostic Outlier
003	605240	0815	7/14/03	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	605240	0870	9/7/04	\$390,000	Diagnostic Outlier
003	605240	0920	11/24/03	\$359,990	ASSUMPTION OF MORTGAGE
003	605240	1225	11/13/03	\$215,000	Diagnostic Outlier
003	605240	1360	11/3/04	\$180,000	FORCED SALE
003	605240	2515	11/11/03	\$215,000	Diagnostic Outlier
003	605240	2985	9/2/03	\$265,000	FORCED SALE
003	605240	3185	2/28/03	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	679060	0390	11/12/03	\$143,400	NON-REPRESENTATIVE SALE
003	713800	0220	6/10/04	\$175,000	QUIT CLAIM DEED
003	713810	0110	4/4/03	\$237,500	Diagnostic Outlier
003	727200	1105	7/29/03	\$207,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	727200	1695	2/2/04	\$161,000	PARTIAL INTEREST (103, 102, Etc.);
003	780968	0050	2/23/04	\$224,100	SELLING OR BUYING COSTS AFFECTING SALE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					PRICE
003	864300	0015	5/2/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	885150	0010	10/17/03	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	888888	0030	9/4/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	888888	0060	9/8/04	\$111,888	QUIT CLAIM DEED;
003	888888	0060	9/13/04	\$111,888	QUIT CLAIM DEED;
006	172204	9067	8/30/04	\$215,300	Diagnostic Outlier
006	172204	9112	6/12/03	\$195,000	FORCED SALE
006	201140	0354	6/26/03	\$151,000	TENANT
006	201380	0706	9/15/03	\$365,000	Diagnostic Outlier
006	201380	0707	10/13/03	\$365,000	Diagnostic Outlier
006	201380	0851	10/6/03	\$103,327	QUIT CLAIM DEED; STATEMENT TO DOR
006	201380	0974	12/12/03	\$203,400	ActivePermitBeforeSale>25K
006	256080	0395	8/26/03	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	256080	0475	1/15/03	\$162,950	Diagnostic Outlier
006	256080	0485	4/27/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	0640	10/1/04	\$48,342	QUIT CLAIM DEED
006	256080	0800	9/24/03	\$228,000	ActivePermitBeforeSale>25K
006	256080	1416	12/9/03	\$157,265	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	5715	3/24/04	\$130,000	NON-REPRESENTATIVE SALE
006	330079	0780	3/26/03	\$189,000	QUIT CLAIM DEED;
006	330079	0790	8/21/03	\$245,000	NON-REPRESENTATIVE SALE
006	353040	0072	8/14/03	\$112,000	NON-REPRESENTATIVE SALE
006	353042	0062	5/23/03	\$99,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353042	0070	2/21/03	\$94,950	RELOCATION - SALE BY SERVICE
006	353042	0070	2/17/03	\$94,950	RELOCATION - SALE TO SERVICE
006	353042	0155	3/29/04	\$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	353044	0150	10/6/04	\$206,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353046	0010	6/23/04	\$126,666	RELATED PARTY, FRIEND, OR NEIGHBOR
006	353050	0050	4/25/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353050	0060	9/24/04	\$229,950	Diagnostic Outlier
006	550860	0020	5/19/04	\$169,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	752385	0190	3/5/04	\$101,203	RELATED PARTY, FRIEND, OR NEIGHBOR
006	936131	0010	2/27/04	\$245,950	RELOCATION - SALE BY SERVICE
008	059120	0040	12/14/04	\$289,950	Diagnostic Outlier
008	111300	0450	10/2/03	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	162204	9143	8/5/04	\$253,000	Diagnostic Outlier

**Improved Sales Removed From This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	162204	9187	4/22/04	\$338,000	Diagnostic Outlier
008	169700	0340	7/8/04	\$212,000	Diagnostic Outlier
008	169700	0460	3/27/04	\$193,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	195340	0295	9/15/04	\$285,000	NO MARKET EXPOSURE; LEASE OR LEASE-HOLD
008	195340	0300	7/2/03	\$231,750	Diagnostic Outlier
008	212204	9065	6/25/04	\$220,000	NO MARKET EXPOSURE;
008	212204	9079	12/22/03	\$204,950	Diagnostic Outlier
008	212204	9120	5/19/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	212204	9126	6/6/03	\$158,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	212204	9134	12/8/04	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	282204	9099	3/12/03	\$189,500	SEGREGATION AND/OR MERGER
008	314875	0080	11/12/04	\$69,000	FORCED SALE
008	321040	0010	2/18/03	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	321040	0090	12/17/03	\$65,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	360060	1000	2/13/04	\$188,500	Diagnostic Outlier
008	360300	0405	8/14/03	\$58,500	QUIT CLAIM DEED;
008	509200	0110	5/21/04	\$159,002	QUIT CLAIM DEED
008	509210	0060	11/2/04	\$255,000	Data Change
008	509210	0240	3/6/04	\$192,366	QUIT CLAIM DEED;
008	660049	0270	10/25/04	\$232,500	ActivePermitBeforeSale>25K
008	692960	0275	2/14/03	\$80,000	QUIT CLAIM DEED;
008	692960	1760	2/17/04	\$230,000	NON-REPRESENTATIVE SALE
008	692960	1760	2/17/04	\$29,250	QUIT CLAIM DEED DORRatio
008	692960	1785	1/5/04	\$150,000	NON-REPRESENTATIVE SALE
008	692960	2070	5/30/03	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	692960	2505	7/26/04	\$173,250	SELLING OR BUYING COSTS AFFECTING SALE PRICE
008	692960	3885	8/10/04	\$257,950	Diagnostic Outlier
008	692960	4075	4/5/03	\$145,000	NON-REPRESENTATIVE SALE
008	752370	0725	9/8/03	\$100,000	QUIT CLAIM DEED
008	752390	0110	1/23/03	\$102,100	QUIT CLAIM DEED; STATEMENT TO DOR
008	752390	0270	7/23/03	\$1,533	QUIT CLAIM DEED;
008	786450	0110	4/24/03	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	788800	0200	5/19/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	788800	0320	4/28/04	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	788800	0380	11/12/04	\$180,000	NON-REPRESENTATIVE SALE
008	788810	0080	10/26/04	\$156,200	NON-REPRESENTATIVE SALE
008	788830	0280	4/12/04	\$169,971	QUIT CLAIM DEED;

**Improved Sales Removed From This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	788840	0180	6/25/03	\$145,000	GOVERNMENT AGENCY;
008	788840	0560	9/29/04	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	788840	0640	4/23/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	788840	0660	12/29/04	\$201,000	NON-REPRESENTATIVE SALE
008	942500	0090	1/10/03	\$166,500	Diagnostic Outlier
008	945620	0120	5/28/04	\$175,500	FORCED SALE; EXEMPT FROM EXCISE TAX
008	945620	0128	11/16/04	\$130,000	QUIT CLAIM DEED
008	945620	0128	11/16/04	\$118,232	QUIT CLAIM DEED
008	945620	0482	2/10/04	\$55,238	QUIT CLAIM DEED;
008	945620	0606	12/9/03	\$187,510	BANKRUPTCY - RECEIVER OR TRUSTEE
012	027120	0100	10/1/03	\$73,086	QUIT CLAIM DEED;
012	042104	9080	2/5/04	\$136,303	QUIT CLAIM DEED;
012	053700	0006	7/20/04	\$228,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	053700	0006	10/22/03	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	053700	0230	10/5/04	\$590,000	Diagnostic Outlier
012	053700	0370	4/14/04	\$162,500	FORCED SALE
012	053700	0410	3/22/04	\$265,000	RELOCATION - SALE TO SERVICE
012	053700	0530	1/3/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	053700	0552	7/23/03	\$84,542	QUIT CLAIM DEED;
012	053700	0640	12/15/04	\$245,000	Diagnostic Outlier
012	092104	9135	5/27/04	\$160,000	NO MARKET EXPOSURE
012	092104	9198	6/25/03	\$110,000	GOVERNMENT AGENCY
012	195090	0070	10/29/03	\$190,000	NON-REPRESENTATIVE SALE
012	195090	0085	6/29/04	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	195090	0245	8/6/03	\$160,000	Diagnostic Outlier
012	195090	0290	9/28/04	\$170,250	Diagnostic Outlier
012	195090	0295	11/17/03	\$65,823	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	195090	0295	2/23/04	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	195090	0300	2/13/04	\$56,148	QUIT CLAIM DEED; STATEMENT TO DOR
012	195110	0050	4/22/04	\$158,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	195130	0055	12/14/04	\$255,000	Diagnostic Outlier
012	195160	0070	2/28/04	\$185,000	FORCED SALE
012	195160	0120	10/15/04	\$71,281	QUIT CLAIM DEED
012	195160	0260	5/12/03	\$54,960	QUIT CLAIM DEED;
012	231240	0150	2/21/03	\$120,600	NON-REPRESENTATIVE SALE
012	290890	0160	6/16/04	\$210,000	NO MARKET EXPOSURE
012	290890	0220	6/17/03	\$90,820	QUIT CLAIM DEED
012	304020	0126	1/28/04	\$183,500	FORCED SALE
012	326080	0320	4/11/03	\$269,955	FORCED SALE; EXEMPT FROM EXCISE TAX
012	326081	0390	1/17/03	\$294,750	RELOCATION - SALE TO SERVICE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 26**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	332204	9168	7/12/04	\$115,000	NON-REPRESENTATIVE SALE
012	332204	9206	2/7/03	\$119,000	FORCED SALE; EXEMPT FROM EXCISE TAX
012	365500	0040	11/22/04	\$233,500	Diagnostic Outlier
012	422200	0380	1/2/03	\$145,000	QUIT CLAIM DEED;
012	422200	0380	9/10/04	\$3,600	QUIT CLAIM DEED;
012	422210	0010	9/15/03	\$31,130	QUIT CLAIM DEED;
012	422220	0140	10/20/03	\$143,600	FULFILLMENT OF CONTRACT DEED
012	422231	0090	10/8/03	\$156,000	FORCED SALE
012	422250	0400	7/16/04	\$75,084	QUIT CLAIM DEED;
012	422260	0180	3/18/03	\$183,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
012	422260	0180	12/22/03	\$178,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
012	422270	0240	4/30/04	\$185,200	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	422290	0010	10/18/04	\$33,260	QUIT CLAIM DEED DORRatio
012	422290	0030	2/18/04	\$151,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	610110	0020	8/28/03	\$47,875	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
012	660250	0020	4/3/03	\$155,650	FORCED SALE
012	660250	0070	3/27/04	\$152,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	746690	0100	4/23/03	\$152,543	FORCED SALE; EXEMPT FROM EXCISE TAX
012	746690	0280	3/26/03	\$148,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
012	757560	0280	1/3/03	\$194,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	757560	0340	9/4/03	\$202,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	757561	0370	9/26/03	\$198,444	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	757561	0370	9/26/03	\$198,444	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	757562	0580	7/11/03	\$254,194	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	768280	0055	6/30/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
012	768280	0206	7/18/04	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	768380	0016	4/8/04	\$285,000	BUILDER OR DEVELOPER SALES
012	768380	0291	1/23/03	\$127,500	Diagnostic Outlier
012	785360	0001	4/19/03	\$314,500	Diagnostic Outlier
012	798300	0070	1/26/04	\$37,265	QUIT CLAIM DEED
012	798380	0180	8/29/03	\$196,000	RELOCATION - SALE TO SERVICE
012	798440	0065	3/11/03	\$195,000	CORRECTION DEED
012	868040	0430	9/12/03	\$299,990	QUIT CLAIM DEED
012	941480	0100	11/7/03	\$154,900	BANKRUPTCY - RECEIVER OR TRUSTEE



## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2004 and 2005 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +9.0%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## Area 26 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.995

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	56	0.930	0.996	7.1%	0.973	1.019
7	515	0.908	0.995	9.6%	0.988	1.001
>=8	192	0.929	0.995	7.1%	0.986	1.004
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1950	27	0.968	0.985	1.8%	0.949	1.022
1951-1960	108	0.914	0.993	8.6%	0.977	1.008
1961-1970	246	0.906	0.999	10.3%	0.989	1.009
1971-1980	88	0.910	0.994	9.2%	0.979	1.009
1981-1990	110	0.920	0.989	7.5%	0.977	1.002
1991-2000	84	0.934	0.990	6.0%	0.974	1.006
>2000	100	0.907	1.001	10.4%	0.990	1.012
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	525	0.912	0.994	9.0%	0.988	1.001
1.5	33	0.898	0.995	10.8%	0.967	1.022
2	205	0.924	0.996	7.9%	0.988	1.005
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-1000	60	0.904	0.985	9.0%	0.966	1.004
1001-1500	413	0.909	0.997	9.8%	0.990	1.005
1501-2000	175	0.925	0.996	7.7%	0.984	1.007
2001-3500	115	0.925	0.991	7.2%	0.979	1.003
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	537	0.920	0.995	8.1%	0.989	1.001
Y	226	0.904	0.995	10.0%	0.984	1.005
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	506	0.919	0.996	8.3%	0.990	1.002
Y	257	0.908	0.994	9.4%	0.984	1.004

## Area 26 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.995

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	110	0.894	0.994	11.2%	0.978	1.009
6	128	0.920	0.993	7.8%	0.981	1.005
8	183	0.894	0.996	11.4%	0.985	1.007
12	342	0.932	0.996	6.8%	0.988	1.004
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=5000	82	0.893	1.012	13.2%	0.999	1.024
5001-8000	289	0.927	1.002	8.1%	0.995	1.010
8001-12000	323	0.914	0.988	8.1%	0.979	0.997
12001-20000	51	0.920	0.984	7.0%	0.960	1.008
20001-43559	18	0.835	0.971	16.3%	0.934	1.008
Star Lake Estates	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	743	0.914	0.995	8.8%	0.990	1.000
Y	20	0.944	0.998	5.7%	0.969	1.026

## 2004 Improved Parcel Ratio Analysis

<b>District/Team:</b> Southwest District/Team II	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 5/26/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> Des Moines/26	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	763
Mean Assessed Value	206,900
Mean Sales Price	226,000
Standard Deviation AV	41,714
Standard Deviation SP	45,172

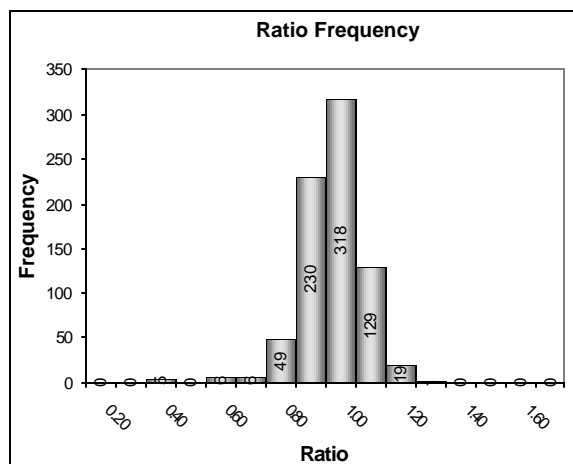
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.920
Median Ratio	0.926
Weighted Mean Ratio	0.915

<b>UNIFORMITY</b>	
Lowest ratio	0.328
Highest ratio:	1.219
Coefficient of Dispersion	8.07%
Standard Deviation	0.104
Coefficient of Variation	11.31%
Price Related Differential (PRD)	1.005

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.918
Upper limit	0.933
<b>95% Confidence: Mean</b>	
Lower limit	0.913
Upper limit	0.928

<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	5773
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.104
Recommended minimum:	17
Actual sample size:	763
Conclusion:	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	363
# ratios above mean:	400
z:	1.339
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

1 to 3 Unit Residences throughout area 26

## 2005 Improved Parcel Ratio Analysis

<b>District/Team:</b> <b>Southwest District/Team II</b>	<b>Lien Date:</b> <b>01/01/2005</b>	<b>Date of Report:</b> <b>5/26/2005</b>	<b>Sales Dates:</b> <b>1/2003 - 12/2004</b>
<b>Area</b> <b>Des Moines/26</b>	<b>Appr ID:</b> <b>KSCH</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	763
<b>Mean Assessed Value</b>	224,900
<b>Mean Sales Price</b>	226,000
<b>Standard Deviation AV</b>	41,091
<b>Standard Deviation SP</b>	45,172

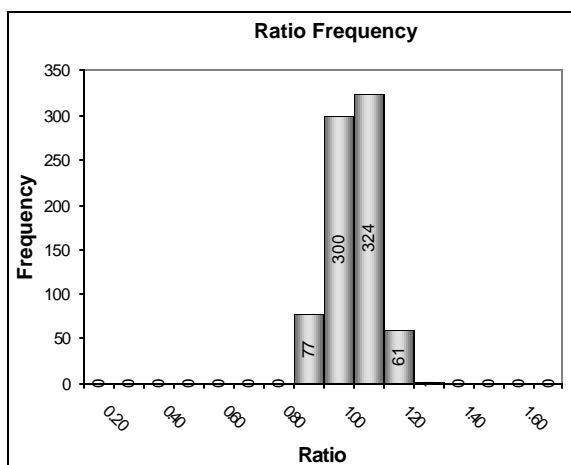
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	1.000
<b>Median Ratio</b>	1.002
<b>Weighted Mean Ratio</b>	0.995

<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.808
<b>Highest ratio:</b>	1.205
<b>Coefficient of Dispersion</b>	6.04%
<b>Standard Deviation</b>	0.074
<b>Coefficient of Variation</b>	7.39%
<b>Price Related Differential (PRD)</b>	1.005

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.995
Upper limit	1.011
<b>95% Confidence: Mean</b>	
Lower limit	0.995
Upper limit	1.006

<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5773
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.074
<b>Recommended minimum:</b>	9
<b>Actual sample size:</b>	763
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	381
<b># ratios above mean:</b>	382
<b>z:</b>	0.036
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout area 26

Both assessment level and uniformity have been improved by application of the recommended values.

## Mobile Home Analysis

### ***Scope of Mobile Home Data***

There are 129 parcels in Area 26 that are improved with a mobile home and 9 sales used in the valuation. Sales used were from 1/1/2003 to 12/31/2004. A list of sales used and summary assessed value to sales ratio data is included in this report.

### ***Model Development, Description and Conclusions***

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes from 82.7% to 92.9% and improvement in the coefficient of variation from 22.22% to 20.88%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2004 and 2005 Ratio Analysis charts included in this report.

#### Mobile Home Value Model Calibration

Reconstruction Cost New Less Depreciation (RCNLD) \* 2.00 + Base Land

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of 8.9%. This increase is due to upward market changes over time and the previous assessment level.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

***Mobile Home Sales Used In This Physical Inspection Analysis***

***Area 26***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
6	256080	0810	11/03	119950	5000	N	N
8	281755	0080	03/03	123950	39368	N	N
12	053700	0614	01/04	162000	7259	N	N
12	399900	0040	10/03	159000	8228	N	N
12	399900	0070	06/03	145000	8229	N	N
12	516000	0010	10/04	113000	10450	N	N
12	516000	0130	05/04	150000	9600	N	N
12	516000	0160	09/04	75000	8800	N	N
12	516000	0210	06/04	131000	9000	N	N

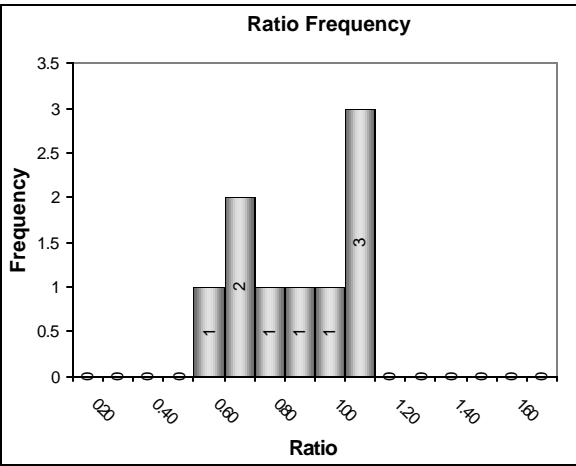
***Mobile Home Sales Removed From This Physical Inspection Analysis***

***Area 26***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	256080	4797	11/04	33288	QUIT CLAIM DEED
12	516000	0150	06/04	95000	NON- REPRESENTATIVE SALE



## 2004 Mobile Home Parcel Ratio Analysis

District/Team: <b>Southwest Crew/Team 2</b>	Lien Date: <b>01/01/2004</b>	Date of Report: <b>5/25/2005</b>	Sales Dates: <b>1/2003 - 12/2004</b>
Area <b>26 - Des Moines</b>	Appr ID: <b>KSCH</b>	Property Type: <b>Mobile Home</b>	Adjusted for time?: <b>No</b>
<div><div><div>SAMPLE STATISTICS</div><div>Sample size (n)9</div><div>Mean Assessed Value108,300</div><div>Mean Sales Price131,000</div><div>Standard Deviation AV35,253</div><div>Standard Deviation SP27,235</div><div>ASSESSMENT LEVEL</div><div>Arithmetic Mean Ratio0.827</div><div>Median Ratio0.811</div><div>Weighted Mean Ratio0.827</div><div>UNIFORMITY</div><div>Lowest ratio0.584</div><div>Highest ratio:1.041</div><div>Coefficient of Dispersion19.51%</div><div>Standard Deviation0.184</div><div>Coefficient of Variation22.22%</div><div>Price Related Differential (PRD)1.000</div><div>RELIABILITY</div><div>95% Confidence: Median</div><div>Lower limit0.613</div><div>Upper limit1.025</div><div>95% Confidence: Mean</div><div>Lower limit0.707</div><div>Upper limit0.947</div><div>SAMPLE SIZE EVALUATION</div><div>N (population size)129</div><div>B (acceptable error - in decimal)0.05</div><div>S (estimated from this sample)0.184</div><div>Recommended minimum:53</div><div>Actual sample size:9</div><div>Conclusion:</div><div>NORMALITY</div><div>Binomial Test</div><div># ratios below mean:5</div><div># ratios above mean:4</div><div>z:0.333</div><div>Conclusion:Normal*</div><div>*i.e. no evidence of non-normality</div></div><div><div>Ratio Frequency</div><div><p>A histogram showing the frequency of parcel ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 3.5. The bars represent the following frequencies: 0.60-0.70 has a frequency of 1; 0.70-0.80 has a frequency of 2; 0.80-0.90 has a frequency of 1; 0.90-1.00 has a frequency of 1; 1.00-1.10 has a frequency of 1; 1.10-1.20 has a frequency of 3. All other ratio bins have a frequency of 0.</p></div></div><div><div>COMMENTS:</div><div>Mobile Home Residences throughout area 26</div></div></div>			

## 2005 Mobile Home Parcel Ratio Analysis

District/Team: <b>Southwest Crew/Team 2</b>	Lien Date: <b>01/01/2005</b>	Date of Report: <b>5/25/2005</b>	Sales Dates: <b>1/2003 - 12/2004</b>
Area <b>26 - Des Moines</b>	Appr ID: <b>KSCH</b>	Property Type: <b>Mobile Home</b>	Adjusted for time?: <b>No</b>
<b>SAMPLE STATISTICS</b>			
Sample size (n)	9		
Mean Assessed Value	121,700		
Mean Sales Price	131,000		
Standard Deviation AV	35,774		
Standard Deviation SP	27,235		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	0.935		
Median Ratio	0.912		
Weighted Mean Ratio	0.929		
<b>UNIFORMITY</b>			
Lowest ratio	0.687		
Highest ratio:	1.200		
Coefficient of Dispersion	18.18%		
Standard Deviation	0.195		
Coefficient of Variation	20.88%		
Price Related Differential (PRD)	1.006		
<b>RELIABILITY</b>			
95% Confidence: Median			
Lower limit	0.740		
Upper limit	1.148		
95% Confidence: Mean			
Lower limit	0.807		
Upper limit	1.062		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	129		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.195		
Recommended minimum:	60		
Actual sample size:	9		
Conclusion:			
<b>NORMALITY</b>			
Binomial Test			
# ratios below mean:	5		
# ratios above mean:	4		
z:	0.333		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

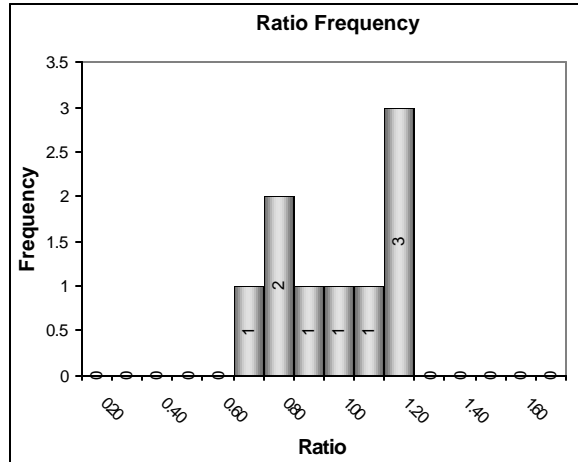
Ratio Frequency

Ratio	Frequency
0.60	1
0.70	2
0.80	1
0.90	1
1.00	1
1.10	3

COMMENTS:

Mobile Home Residences throughout area 26

Both assessment level and uniformity have been improved by application of the recommended values.



### COMMENTS:

Mobile Home Residences throughout area 26

Both assessment level and uniformity have been improved by application of the recommended values.

## USPAP Compliance

### **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### **Definition and date of value estimate:**

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is*

*being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

Rental areas herein discussed have been calculated in accord with generally accepted industry standards.

The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.

An attempt to segregate personal property from the real estate in this appraisal has been made. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.

I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### ***Departure Provisions:***

***Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception***

SR 6-2 (i)

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*

## **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- + The statements of fact contained in this report are true and correct*
- + The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- + I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- + I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- + My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- + My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- + My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- + The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 31, 2005  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2005 Revaluation for 2006 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr